

# **CITY OF WILMINGTON**

## **CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR CDBG AND HOME PROGRAMS**

**Year Ending June 30, 2005**

Submitted to the Citizens of Wilmington  
and the U.S. Department of Housing and Urban Development

September 24, 2005



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**The City of Wilmington does not discriminate on the basis of race, sex, color, national origin, religion or disability in its employment opportunities, programs or activities.**



# **CITY OF WILMINGTON CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**

**For Fiscal Year July 1, 2004 - June 30, 2005**

## **Introduction**

The Consolidated Annual Performance and Evaluation Report (CAPER) describes the activities and accomplishments of the City of Wilmington's housing and community development programs in fiscal year 2004-2005. The main focus of the report is on how the City used funds from the U.S. Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) programs.

The City of Wilmington has been a CDBG entitlement community since 1975. Funding comes to the City's Community Development Division, Community Services Department, in the form of an annual block grant through the U.S. Department of Housing and Urban Development (HUD). CDBG funds can be used with great flexibility to provide "decent housing and a suitable-living environment, and to expand economic opportunities principally for persons of low and moderate income." The HOME program, also funded through HUD, was started in 1992 to provide a block grant specifically for affordable housing programs.

In fiscal year 2004-05, the City received \$1,059,000 in Entitlement Funds for CDBG and \$732,031 for HOME. During 2004-05, the City expended \$1,521,543 in CDBG and revolving loan funds, and \$485,704 in HOME funds. In addition, the City expended \$795,803 in General Funds for affordable housing.

The CAPER starts with a review of the City's five-year goals (Section I) and its progress toward meeting its goals for the program year 2004-05 (Section II). Sections III through VII cover the City's progress toward HUD-required actions and activities. Section VIII is a "Self-Evaluation" of our progress, followed by overviews of CDBG and HOME activities with expenditures and accomplishments (Section IX-X). Maps showing the location of these activities are in Section XI. Section XII contains beneficiary and financial summaries; the HUD-required Certifications are in Section XIII; citizen participation and comments on the CAPER can be found in Section XIV; and the CAPER ends with an update of the NorthSide Neighborhood Revitalization Strategy Area in Section XV.

The draft report was made available for citizen comments September 8-23, 2005, and a notice was published in the *Wilmington Star-News*, *The Wilmington Journal*, and *Mundo Latino* (affidavits of publication available). Ads were also placed on the City's Government Cable Channel 8. Press releases were sent to local media and to community organizations and the 2004-05 sub-recipients. See Section XIV, "Summary of Citizen Comments and Citizen Participation Activities."

## SECTION I

### ASSESSMENT OF PROGRESS TOWARD FIVE-YEAR GOALS

#### A. Housing Production Targets

In May of 2002, the Wilmington City Council approved a new Consolidated Five-Year Plan for 2002-2007. The following are the specific housing goals outlined in the Five-Year Plan and the accomplishments during the first two years.

**Table 1 - Housing Production Targets for 2002-07**

<b>Income Level:</b>	<b>Five-Year Goals</b>	<b>2004-05 Goals</b>	<b>Accomplished 2004-05</b>	<b>Accomplished To-Date</b>
<b>Homeowner Loans</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>
Low- & Moderate-Income	115	22	19	39
Elderly	5	0	0	4
Homeless	0	0	0	0
Disabled	10	0	0	2
<b>SUB-TOTAL</b>	<b>130</b>	<b>22</b>	<b>19</b>	<b>45</b>
<b>Rehabilitation CDBG &amp; HOME*</b>	<b>Units</b>	<b>Units</b>	<b>18</b>	<b>Units</b>
Low- & Moderate-Income	120	20	2	6
Elderly	0	0	4	23
Homeless	0	0	0	0
Disabled	0	0	0	2
<b>SUB-TOTAL</b>	<b>120</b>	<b>20</b>	<b>6</b>	<b>31</b>
<b>Continuum of Care Rental</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>
Low- & Moderate-Income	0	0	0	0
Elderly	0	0	0	0
Homeless	60	9	9	9
<b>SUB-TOTAL</b>	<b>60</b>	<b>9</b>	<b>9</b>	<b>9</b>
<b>Rental Rehabilitation</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>
Low- & Moderate-Income	30	6	0	0
Elderly	0	0	0	0
Homeless	0	0	0	0
<b>SUB-TOTAL</b>	<b>30</b>	<b>6</b>	<b>0</b>	<b>0</b>
<b>NEW CONSTRUCTION – SF CHDO'S</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>
Low- & Moderate-Income	65	10	3	23
Elderly	0	0	0	2
Disabled	0	0	0	0
<b>SUB-TOTAL</b>	<b>65</b>	<b>10</b>	<b>3</b>	<b>25</b>
<b>NEW CONSTRUCTION – SF NON-PROFITS</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>
Low- & Moderate-Income	25	6	7	18
Elderly	0	0	1	2
Homeless	0	0	0	0
Disabled	0	0	2	2
<b>SUB-TOTAL</b>	<b>25</b>	<b>6</b>	<b>10</b>	<b>22</b>
<b>MULTI-FAMILY NEW CONSTR.</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>
Low- & Moderate-Income	30	0	0	0
Elderly	10	0	0	0
Homeless	0	0	0	0
Disabled	10	0	0	0
<b>SUB-TOTAL</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>GRAND TOTAL</b>	<b>480</b>	<b>73</b>	<b>47</b>	<b>132</b>



**Table 2 - Five-Year Housing Performance Targets and Accomplishments 2002-2007**

Lack of Available Land	<p><i>Work with the Wilmington Affordable Housing Coalition (AHC) to investigate the possibility of creating a land trust program.</i></p> <p>City staff and members of the Affordable Housing Coalition traveled to Durham, NC, on December 10, 2003, to learn more about the Durham Land Trust and tour their projects. Technical assistance from ICE, Inc., on the process for developing a land trust, was delayed until technicalities are worked out between the corporation and HUD. This training is scheduled to be held in 2005-06.</p>
	<p><i>Complete the Unified Development Ordinance (UDO) by 2007, including the creation of more opportunities for high-density, affordable housing.</i></p> <p>During the second program year, staff learned that the UDO was not applicable in regard to affordable housing. Staff, instead, will be following the development of the City's Land Use Plan.</p>
	<p><i>Explore the possibility of adopting innovative models used in other localities that provide incentives for development in targeted areas or ensure that a proportion of all major new housing development is affordable.</i></p> <p>See The NorthSide Neighborhood Revitalization Strategy Area Update in Section XV.</p>
Regulatory Issues	<p><i>Update the zoning regulation on residential care facilities to make it consistent with the latest case law, the Americans with Disabilities Act and the Fair Housing Act; and provide an updated set of regulations that govern care facilities that accommodate people with special needs by 2003.</i></p> <p>The revised zoning ordinance was approved by the City Council on February 4, 2002. The ordinance was deleted in 2005, with sections incorporated in the Land Development Ordinance.</p>
	<p><i>Develop NorthSide Neighborhood Land-Use Plan by 2004; and investigate the possibility of establishing redevelopment or conservation areas and the need for such areas in the City of Wilmington.</i></p> <p>The NorthSide Neighborhood Master Plan was completed and approved by the Wilmington City Council on July 15, 2003. The Plan was approved by HUD as a Neighborhood Revitalization Strategy Area in 2004. See The NorthSide Neighborhood Revitalization Strategy Area Update in Section XV.</p>
	<p><i>Complete the City's Future Land Use Plan by 2007.</i></p> <p>The plan was completed by the Development Services Department and approved by the City Council in late 2004.</p>
	<p><i>Investigate the process involved in reducing development fees and assessments for affordable housing by 2004.</i></p> <p>Staff met with representatives from the Development Services Department to discuss the possibility for reducing fees. Since this activity is fee-generating for the City, it would require the Affordable Housing Coalition to seek support from the City Council for any decrease in fees.</p>
	<p><i>Investigate the possibility of using affordable housing sites as the training ground for classes on installation of infrastructure, for example, sidewalks by 2004.</i></p> <p>Repaired 15 homes through World Changers; submitted letter of support for the Housing Authority's Youth Build grant application.</p>
Historic Preservation	<p><i>Develop a policy to establish the appropriate ratio of non-residentially zoned land and ratio of non-residential tax base consistent with national benchmarks and local conditions by 2007.</i></p> <p>This objective is on target to be addressed by 2007.</p>
	<p><i>Work with city and state historic preservation staff to better understand and educate those involved in affordable housing on local and state regulations.</i></p> <p>The city's Historic Preservation Planner attends AHC meetings on a regular basis. All projects funded with CDBG and HOME funds comply with historic preservation guidelines. There has been some discussion about the financial impact this regulation has on affordable housing; however, no in-depth study has been initiated. The Affordable Housing Coalition met with Renee Gladhill-Early, with the State Historic Preservation Office, February 2005 to discuss the impact of historic preservation on affordable housing. Plans are underway to conduct a design competition in May 2006 to identify designs and materials that could be compliant with the historic requirements and still provide opportunities for affordable housing. This event will be co-sponsored by the City of Wilmington, Historic Wilmington Foundation, Historic Preservation Commission, Association of Architects, Cape Fear Community College, and the Affordable Housing Coalition.</p>
	<p><i>Work with city and state historic preservation staff to investigate the possibility of re-implementing the Memorandum of Understanding (MOU) between the city and the state.</i></p> <p>The MOU and the local level process was completed in 2003.</p>

Historic Preservation Con't	<i>Investigate and promote the use of material substitutions for affordable housing projects in historic districts.</i> The Affordable Housing Coalition met with Renee Gladhill-Early, with the State Historic Preservation Office, February 2005 to discuss the impact of historic preservation on affordable housing. Plans are underway to conduct a design competition in May 2006 to identify designs and materials that could be compliant with the historic requirements and still provide opportunities for affordable housing.
	<i>Investigate the possibility of tax exemptions for low- and moderate-income homeowners living in historic districts.</i> This objective was not addressed during program year 2004-05; although, New Hanover County Commissioners did approve a property tax exemption for the elderly.
NIMBY (Not In My Back Yard) Opposition	<i>Work with the Wilmington Affordable Housing Coalition to develop educational materials or programs to counteract "NIMBY" opposition.</i> Community Development worked with the Wilmington Affordable Housing Coalition to develop educational materials or programs to counteract "NIMBY" opposition. Coalition's Education and Outreach Committee met to develop strategies to educate the community on affordable housing opportunities. Strategies will target a broad, diverse audience to include elected officials, realtors, builders, developers, area employees and others. The message includes the need to educate the community on Nimbyism and its human impact. An affordable housing resource guide was developed and distributed to citizens highlighting housing programs and related services currently available.
	<i>Promote quality affordable housing development among developers; and request that the design standards for affordable housing units blend with neighborhood design standard.</i> Plans are underway to conduct a design competition in May 2006 to identify designs and materials that could be compliant with the historic requirements and still provide opportunities for affordable housing.
Homelessness	See Homeless Strategies on page 5
Housing for Persons with Special Needs	<i>Work with the Wilmington Housing Authority (WHA) to encourage the continued priority in Section 8 vouchers for people with special needs, victims of domestic violence, elderly and the homeless; and encourage the WHA to seek Section 8 vouchers for homeownership and people with special needs.</i> The WHA Partnership Committee of the Tri-County Interagency Homeless Council worked with WHA to ensure that the homeless and victims of domestic violence have priority on the waiting list for Section 8 Vouchers. Distribution of vouchers, however, was on hold until late in 2004. No project - based vouchers for supportive housing projects are being considered at this time. The WHA also provides seminars on Section 8 vouchers for homeowners.
	<i>Make at least 40 emergency repair grants to people with special needs, especially for elderly residents on fixed-incomes.</i> To date, housing staff have completed 24 Emergency Repair Grants.
	<i>Encourage accessibility (universal design) in all housing developments, especially in programs funded by the city.</i> This objective was not addressed during program year 2004-05.
	<i>Encourage and support the use of state and federal funding sources for special needs populations, such as Section 202 Supportive Housing for Elderly and Section 811 Supportive Housing for Persons with Disabilities.</i> The City provided \$318,000 of HOME funds to The Arc, during 2004-05, for a scattered-site, permanent supportive housing project for homeless persons with disabilities.
Code Enforcement	<i>Attempt to stabilize neighborhoods by implementing a voluntary demolition and lot-cleaning program to expedite the reduction of slum and blight in low- and moderate-income areas.</i> This activity was implemented during the first program year of the Five-Year Plan and continues to be successful.
	<i>The City will reduce conditions leading to slum and blight over the next five years by continuing to enforce the following codes: Goals/Accomplishments as of June 30, 2004 are listed accordingly.</i> <ul style="list-style-type: none"> <li>• Minimum Housing—demolish 50/14 and rehabilitate 200/172 structures</li> <li>• Abandoned Structures—demolish 10/3 and rehabilitate 10/8 structures</li> <li>• Demolition by Neglect—demolish 0/0 and rehabilitate 150/10 structures</li> <li>• Junk Vehicles—remove 1,000/528 junk vehicles</li> <li>• Public Nuisance—clear 500/1,770 lots</li> </ul>

Lead-Based Paint (LBP) Hazards	<i>Work with the New Hanover County Health Department to educate the public in general and in targeted neighborhoods to be more aware of lead-based risks.</i> City staff worked with the Health Department on an application to HUD for a \$2.2 million Lead-Based Hazard Control Grant. The application was submitted in June 2005.
	<i>Provide at least one LBP training program to local contractors every year.</i> Approximately 15 people attended the LBP training in year one. The course was not conducted the second year. In the third year, 39 people were trained and certified.
	<i>Address all possible LBP hazards in all housing rehabilitation projects funded by CDBG or HOME</i> To date, staff conducted 124 inspections of properties with the potential of a lead-base paint hazard.
Public Awareness and Civic Partnerships	<i>Work with at least one Hispanic organization to develop better communication with the Hispanic community.</i> In first program year, the City funded Amigos Internacional through the public service program. During both of the first two program years, a representative of the Hispanic CDC served on the Affordable Housing Coalition. In 2003-04, staff met with representatives from Mundo Latino and discussed opportunities to work with the Hispanic community through the print media. Staff also participated in a Hispanic Summit on September 9, 2003, to identify needs within the Hispanic community.
	<i>Participate in at least one community education program per year on affordable or fair housing issues.</i> The Affordable Housing Coalition and the Community Development Division sponsored at least one public session during the first two program years, including a networking session in 2003.
	<i>Publicize the Annual Action Plan and Consolidate Annual Performance and Evaluation Report (CAPER) according to the Citizen Participation Plan.</i> The Action Plans and CAPER's were advertised each year according to the Citizen Participation Plan. See Section XIV on Citizen Participation.
	<i>Produce at least two press releases or provide at least two success stories on a CDBG or HOME activity to the news media each year.</i> At least one story was produced in each of the first three program years, including a ribbon cutting for a new homeowner in the spring of 2005.

## B. Homeless

The following objectives are proposed for the period 2002 through 2007 for people who are homeless or are at risk of being homeless. With each objective is a response as to how the City worked toward achieving those objectives during the first three years of the Five-Year Plan.

- *Continue to support the efforts of agencies such as the Tri-County Homeless Interagency Council and include the Council's recommendations in the decision-making process for expending CDBG and HOME funds on homeless-related programs*

The City continues to provide a staff person as a liaison to the Tri-County Homeless Interagency Council and the homeless community. The City requested, each year, recommendations for projects to fund \$50,000 in HOME funds as a set aside for transitional or permanent housing for the homeless. First Fruit Ministries was selected to receive this funding in the first program year to renovate a transitional housing facility; and the City provided the agency an additional \$200,000 the second program year to assist with the purchase of the facility. There are nine transitional housing units in the facility. In addition, the City worked with HUD and ICF, Inc., to provide a consultant for First Fruit who worked with the agency for seven months, doing capacity building and ensuring that the transitional housing facility would be completed as planned.

During the third year, the City funded The Arc \$318,000 for an eight-unit duplex supportive permanent housing project for homeless people with disabilities. The project will serve 16 individuals.

The City provided operating funds for six agencies serving homeless clientele during each of the first three program years. Good Shepherd Ministries received \$100,000 in CDBG funds to construct a day shelter in 2002-03 and \$300,000 for their night shelter in 2004-05. Domestic Violence Services received \$40,000 to rehabilitate the shelter for domestic violence victims.

- *Create 60 transitional or permanent housing units with supportive services, to meet the special needs of the chronically homeless*

See comments above on First Fruit and The Arc.

- *Create 40 additional emergency shelter beds with supportive services*

Construction began in 2004 on the new Good Shepherd overnight shelter. It was 75 percent complete on July 30, 2005. The shelter will serve 118 guests.

- *Support the efforts of private developers who are building affordable housing and encourage them to create partnerships with agencies that provide supportive housing services to the homeless population*

During 2003-04, the City began a collaborative effort between the nonprofit housing developers and a private developer to potentially develop a six-acre area for affordable housing. Habitat for Humanity is in the process of purchasing the property, which should close in August 2005. Communications were also opened toward the end of 2004 with representatives of the Business Alliance for a Sound Economy and two developers who have projects in the NorthSide Redevelopment area.

## **C. Non-Housing**

The following objectives were proposed for the period 2002 through 2007 for public services. With each objective there is a response as to how the City worked toward achieving each objective during the first three years of the Five-Year Plan.

### **1. Public Services**

- *Allocate 10 to 15 percent of annual CDBG funding to public service agencies each year*

The City appropriated almost exactly 15 percent to public service agencies during each of the first three years of the Five-Year Plan.

- *Provide funding for at least three homeless, supportive service agencies each year*

The City provided operating funds for six agencies serving homeless clientele during each of the first three program years. The City funded three additional projects that involved new construction and rehabilitation of homeless shelters.

- *Collaborate with local agencies to provide technical assistance and capacity building for a minimum of one agency carrying out a new public service activity*

The Community Development staff conducted a Technical Assistance Workshop for Sub-recipients at the beginning of each program year. Approximately 30 people, representing all the outside agencies funded in 2004-05, attended the session in 2004. The training covered accounting procedures, documentation and reporting requirements for sub-recipients.

On November 4, 2004, Community Development staff conducted its third annual workshop for "Funding Nonprofits in the Wilmington Area." Approximately 100 people, representing 76 nonprofit agencies, attended. The outside agency application for city funding was reviewed in depth, with special emphasis on performance measures.

### **2. Infrastructure and Public Facilities**

The following objectives are proposed for the period 2002 through 2007 for infrastructure and public facilities. With each objective is a response as to how the City worked toward achieving each objective during the first three years of the Five-Year Plan.

- *Support the Wilmington Housing Authority's (WHA) efforts to replace former public housing developments with new construction by providing funding assistance for infrastructure for a minimum of three years between 2002 and 2007.*

The WHA began construction on the Jervay development in the fall of 2002. As of June 30, 2004, the Wilmington Housing Authority spent all of the CDBG funds appropriated for streets, roadways, curbing and gutters on the Jervay project, and site construction was completed later in 2004.

A total of 14 homes have been constructed at Jervay and 67 at Sunset South. All 131 lots at Sunset South have been sold. Construction is continuing at Sunset South and is expected to be completed in the Spring 2006. Construction has started on Phase III, Stage I of Jervay which consists of 14 new homes. Four of the 14 homes are currently under construction. Three of the four homes currently under construction have been sold, and 13 of the 14 homes completed in Jervay Phase I are occupied. The remaining Phase III of Jervay consists of 26 homeownership units. The City provided the Housing Authority with \$257,000 in 2003-05 for down payment assistance for 15 new Jervay new homeowners. WHA provided \$15,000 each to four families. The Housing Authority purchased two additional housing complexes, Eastbrook Apartments, a 32-unit multifamily housing complex; and Woodbridge Apartment, a 24-unit multifamily development that will be part of the Jervay HOPE VI program. The WHA has completed construction on 100 rental units: 60 at Jervay and 40 off-site.

- *Provide funding for at least one public facility each year over the next five years.*

The City provided funding for one public improvement project during the first year on of the Five-Year Plan; two public facilities during year two; and two public facilities in year three, for a total of five public facility/public improvement projects. As of June 30, 2004, three of the projects were completed. The status of all projects can be viewed in Table 3.

**Table 3 – Public Facilities Objectives for 2002-07**

Organization	\$ Budgeted for	\$ Expended in	June 30, 2005
	FY 2002-05	FY 2002-05	Status
Streets and Infrastructure WHA Jervay	\$ 600,000	\$ 600,000	Completed in 2003
Good Shepherd Homeless Day Shelter	100,000	100,000	Day shelter completed in May 2003
Community Boys and Girls Club Kitchen Renovation	100,000	70,948	Renovations 90 percent complete 6/30/05
Organization	\$ Budgeted for	\$ Expended in	June 30, 2005
	FY 2004-05	FY 2004-05	Status
Domestic Violence Shelter	40,000	40,000	Shelter completed in 2005
Good Shepherd Homeless Night Shelter	300,000	198,064	Shelter 75 percent completed 6/30/05
<b>TOTALS 2002-2004</b>			<b>3 Projects Completed</b>

### **3. Economic Development**

The following objectives are proposed for the period 2002 through 2007 for economic development. With each objective is a response as to how the City worked toward achieving each objective during the first two years of the Five-Year Plan.

- *Assist 50 small businesses over the next five years or 10 per year, with capacity building or loans.* This objective was not completed during the first three program years. During the second program year, however, the City hired its first Economic Development Director and Economic Development

Loan Officer. Policies and procedures for the new Business and Community Lending Program were completed in 2004 and approved by City Council. The first loan was approved in 2004-05.

- *Train and place 20 homeless individuals in local jobs—moving them from homelessness to viable citizens of the community*

Leading Into New Communities (LINC) worked with 153 homeless clients and had 56 who were maintaining their employment status by the end of the fiscal year.

The day labor program at Good Shepherd Ministries assisted 1,371 homeless individuals who were able to find work for a total of 10,732 days-worked during the fiscal year.

- *Create 20 new jobs over the next five years through economic development*

The five-year goal was met the first year by Cape Fear Regional CDC Business Center. Their program for low- and moderate-income people created 25 new small businesses during the first two years of the Five-Year Plan, which created 57 new jobs. In 2004-05, the CDC created 15 new small businesses with 19 new jobs.

## SECTION II

### ASSESSMENT OF PROGRESS TOWARD ONE-YEAR GOALS

The City of Wilmington has specific targets for affordable housing projection assisted with CDBG, HOME or City General Funds. The one-year goals can be seen below in Table 6. The five-year targets can be seen in Table 1, page 2.

**TABLE 4 – HOUSING PERFORMANCE TARGETS  
ACTION YEAR 2004-05**

Affordable Housing	<i>Partnership with the Wilmington Affordable Housing Coalition to conduct at least two educational programs for the community on affordable housing issues.</i> No programs were conducted by the Housing Coalition in 2004-05.
	<i>Work with the Wilmington Affordable Housing Coalition to develop a Community Land Trust.</i> Technical assistance from ICE, Inc., on the process for developing a land trust, was delayed until technicalities are worked out between the corporation and HUD. This training is scheduled to be held in 2005-06.
	<i>Complete the City's Future Land Use Plan.</i> The plan was completed by the Development Services Department and approved by the City Council in late 2004.
	<i>Begin to address the implementation of the Northside Neighborhood Plan.</i> The NorthSide Neighborhood Master Plan was approved by HUD as a Neighborhood Revitalization Strategy Area in 2004. See The NorthSide Neighborhood Revitalization Strategy Area Update in Section XV.
	<i>Work with at least two agencies in the private sector (for-profit and nonprofit) to increase the affordable housing units constructed or rehabilitated—both rental and homebuyer:</i> The City funded and is working with Habitat for Humanity to purchase six acres for a affordable housing development; and the City funded The Arc of NC, in 2004-05, to build a scattered-site development, totaling eight units for 16 homeless people with disabilities.
Regulatory Issues	<i>Request that HUD approve the NorthSide as a Neighborhood Revitalization Strategy Area and amend the Five-Year Consolidated Plan accordingly.</i> The NorthSide Neighborhood Master Plan was approved by HUD as a Neighborhood Revitalization Strategy Area in 2004. See The NorthSide Neighborhood Revitalization Strategy Area Update in Section XV.
	<i>Work with the Public Utilities Department to reduce connection fees for low- and moderate-income homeowners.</i> It was determined that the existing program offered by the Public Utilities Department could adequately accommodate these homeowners. The funds were re-appropriated to other housing projects.

Historic Preservation	<i>Work with the Affordable Housing Coalition, the Historic Preservation Commission and the Wilmington Historic Foundation to clarify alternatives for materials, windows and roofing guidelines in the historic districts.</i> The Affordable Housing Coalition met with Renee Gladhill-Early, with the State Historic Preservation Office, February 2005 to discuss the impact of historic preservation on affordable housing. Plans are underway to conduct a design competition in May 2006 to identify designs and materials that could be compliant with the historic requirements and still provide opportunities for affordable housing. This event will be co-sponsored by the City of Wilmington, Historic Wilmington Foundation, Historic Preservation Commission, Association of Architects, Cape Fear Community College, and the Affordable Housing Coalition.
Homelessness	See [reference] on Homelessness
Housing for Persons with Special Needs	<i>Make at least four emergency repair grants to people with special needs, especially for elderly residents on fixed-incomes.</i> Six of the nine families that received grants in 2004-05 were elderly.  <i>Work with the Supportive Housing Committee of the Tri-Council on the Homeless to include universal design in housing programs funded by the City.</i> The Arc of NC will be using Universal Design in the first duplex they are constructing with HOME funds. Land was purchased in the spring of 2005. The unit is scheduled to be completed in the fall of 2005.
Code Enforcement	<i>Continue the voluntary demolition and lot-cleaning program, to expedite the reduction of slum and blight in low- and moderate-income areas.</i> Code Enforcement completed clearance of 12 properties in low-income census tracts. Of those 12, nine were lot clearings, and three were demolitions.
Lead-Based Paint Hazards (LBP)	<i>Work with the New Hanover County Health Department to educate the public on the risks of lead-based paint.</i> City staff worked closely with the Health Department to develop an application for the HUD LBP Grant.  <i>Provide at least one LBP training program to local contractors.</i> One session was held at Halyburton Park. All 39 attendees received their certification.  <i>Address LBP hazards in all housing rehabilitation projects funded by CDBG or HOME.</i> In 2004-05, staff conducted 22 inspections of properties with the potential of a lead-base paint hazard. Of the 13 cases determined to be lead-based by risk assessment or assumption, five received clearances.
Public Awareness and Civic Partnerships	<i>Work with at least one Hispanic organization to develop better communication with the Hispanic community.</i> The City of Wilmington will co-sponsor the Latino Pageant and Festival in October 2005, with J-Ra Latino Productions, Inc.  <i>Participate in at least one community education program on affordable or fair housing issues.</i> The Community Development Division provides staff to the NorthSide Resource Center for 12 hours per week. Housing staff conducted monthly Homebuyer Education classes for the entire community.  <i>Publicize the Annual Action Plan for 2004-05, and the Consolidated Annual Performance and Evaluation Report according to the Citizen Participation Plan.</i> The third-year Action Plan and the CAPER were publicized according to the Citizen's Participation Plan. See Section XIV.  <i>Produce at least two press releases or attempt to provide at least two success stories to the media on a CDBG or HOME activity.</i> During Community Development Week, the Division invited the news media and the community to a ribbon cutting ceremony for a first-time homebuyer in Sunset South.

## SECTION III

### AFFIRMATIVELY FURTHERING FAIR HOUSING

The New Hanover Human Relations Commission was first formed as "The Bi-Racial Committee" in 1963. The name was later changed to the "Mayor's Good Neighbor Council." During 1971, the City of Wilmington established the Human Relations Commission by ordinance. It was reorganized in 1977, and in June 1980, the New Hanover County Board of Commissioners established the Commission as a countywide agency, which has responsibility for administering fair housing and fair employment laws.

Along with investigating matters of landlord-tenant disputes, non-discriminatory complaints and complaints involving inter-group, interpersonal or interagency matters, the Commission conducts workshops on fair housing, community relations and communications.

### **A. Affirmative Marketing Activities**

The City has three housing specialists who handle the Home Ownership Pool and Housing Rehabilitation programs. The City recruits Home Loan Program applicants by using a variety of methods such as advertisements, direct mail, speaking to churches and civic groups, and distribution of posters and brochures on the program. All written material include the appropriate logo and language referring to "Equal Housing Opportunity" or "Equal Housing Lender." The City requires that those who receive funds through the Home Loan Programs be aware of the Fair Housing laws.

City Staff have attended numerous community activities to advise citizens about available housing and code enforcement programs. Staff conducted 11 six-hour homebuyer education classes. A total of 92 people received certificates. Fair housing information was distributed at each workshop.

In September 2004, the housing staff manned a booth at the Black Expo. They also provided housing information at the Community Hope Day in October, and gave presentations throughout the year at local churches and neighborhood meetings. Staff met several times throughout the year with bankers, realtors and civic groups. Special media coverage was provided at a Ribbon Cutting Ceremony for a first-time homebuyer during Community Development Week. See Section XIV, "Summary of Citizen Comments and Citizen Participation Activities" for more details.

### **B. Impediments to Fair Housing**

The Analysis of Impediments to Fair Housing Choices in Wilmington was completed in August 2003. Community Development staff worked with members of the community and the Affordable Housing Coalition for eight months to develop a plan addressing the impediments. The draft plan was submitted in May 2004 to the City Attorney for review.

## **SECTION IV AFFORDABLE HOUSING**

During 2004-05, the City of Wilmington increased the amount of affordable housing through the Home Ownership Program (HOP), HOME and CDBG new construction, and efforts from non-profit agencies.

### **A. Worst Case Needs**

Worst case housing needs are defined by HUD as low-income renter households who pay more than half their income for rent, live in seriously substandard housing (which includes homeless people) or have been involuntarily displaced. The Wilmington Housing Authority (WHA) is primarily responsible for addressing "worse case needs" in the City of Wilmington. WHA addressed this issue most recently through the Hope VI development of Jervay and new construction at Dove Meadows, now known as Sunset South. Construction of all 100 rental units in both developments was completed in 2003-04. This effort continues with the demolition of units at the Taylor Homes public housing project and the implementation of a HOPE VI project on that site.

The WHA also addresses the worst-case housing needs through its other seven public housing projects and the Section 8 program.



Rental assistance to very low-income households: the Wilmington Housing Authority maintains seven public housing projects with 1,160 units, plus 75 units for elderly residents outside the housing projects. Federal Regulations require its Section 8 programs to maintain a minimum of 75 percent very-low income families being subsidized. The WHA has met this requirement for over a year. WHA administers 1,722 Section 8 units. The Housing Authority has a 97 percent occupancy rate with its Section 8 Voucher Program. In addition, a total of 12 project-based, Section 8 units are privately owned and managed at Kent Street Apartments.

Emergency repair grants are provided, by the City, to cost-burdened homeowners to eliminate or correct health or safety risks to their homes. The housing rehabilitation loan programs staffed by Community Development also serve this population. Taking all the programs into consideration that were funded by Community Development, approximately 1,700 extremely low-income individuals or families were served by CDBG and HOME programs and activities in 2004-05.

The new homeless day shelter at Good Shepherd House opened in June 2003. Overnight shelters for the homeless and victims of abuse or domestic violence are available at the Rescue Mission, Salvation Army (overnight), Mercy House (overnight for men), Interfaith Hospitality (families), Open House Youth Shelter, Domestic Violence, and St. James (November-March). The City provided \$40,000 in CDBG funds to rehabilitate Open House and the domestic violence shelter. The City also provided \$300,000 to help construct the new overnight shelter at Good Shepherd, which is expected to open in October 2005.

The Arc of North Carolina received Continuum of Care funds from HUD and \$318,000 in HOME funds from the City for a scattered site, supportive housing project for homeless, disabled individuals. The Arc will be the lead agency to build these eight units (four duplexes). WHFD will be the developer.

There continues to be a gap in transitional and permanent housing for the homeless as identified in the annual Point-in-Time Survey conducted by the Tri-County Homeless Interagency Council, with the greatest need being permanent supportive housing for homeless individuals and families. Moving individuals and families from homelessness to a permanent home and a secure job, where they can make a living wage, is the goal for the City and the nonprofits working with the homeless.

The Tri-County Homeless Interagency Council conducted a Point-In-Time Survey, January 26, 2005, of all agencies in the tri-county area (New Hanover, Brunswick and Pender). Regulations governing the survey require that beds in the current inventory and those under development **not** be included in the count of "unmet needs." The survey identified 339 unsheltered individuals. It was determined that 96 of these homeless individuals could be served in emergency shelters, 34 need transitional housing, and 231 (62 percent) need permanent, permanent supportive housing.

The survey also identified 63 unsheltered people in families. It was determined that 19 family members could be served in emergency shelters, 35 family members need transitional housing, and nine family members need permanent supportive housing.

After subtracting housing and shelters that are under development, it was determined that the tri-county's need for **emergency shelter** beds (for both individuals and families) should be met in 2005-06. This is due mainly to the construction of the new Good Shepherd night shelter. There are no plans, however, for the development of additional transitional housing, leaving an unmet need for 34 individuals and 35 family members.

With the planned development of 51 beds in permanent, supportive housing projects, it appears that the family need will be met in the coming fiscal year; but there remains an unmet need of 161 beds for individuals. The need is highest in this category, because the Tri-County Council believes that chronically homeless individuals would be best served in a permanent, supportive environment.

Please note the following:

Emergency Shelter is defined as a short-term facility providing intake, assessment and crisis stabilization and, on a limited basis, case management services to homeless individuals and families residing in such places for a period of up to 90 days. This includes detoxification and acute psychiatric facilities, if the client comes from the streets or a transitional housing facility before being referred for specialized treatment. This also includes motel voucher programs.

Transitional Housing is defined as housing with intensive case management and other supportive services for a period of between 90 days and 24 months in facilitating the transition of homeless individuals and families to permanent housing. Transitional housing beds are reserved for persons meeting the Supportive Housing Program definition of homelessness.

Permanent Supportive Housing is defined a long-term community housing, providing case management and other supportive services of varying levels depending on capacities and characteristics of the current population or target population. A permanent supportive housing facility must provide residential care for at least three years. For chronic and highly dysfunctional disabled sub-populations, persons served will remain in housing without any further transition. Permanent supportive housing beds are reserved for persons eligible under the Permanent Housing for Homeless Handicapped or Shelter Plus Care criteria.

## **B. Persons With Disabilities**

Public service agencies, that were funded in 2004-05, served 153 people with disabilities. One nonprofit housing developer provided affordable housing to two people with disabilities. The Arc of North Carolina received funding in 2004-05 from HUD and the City to construct eight units for people with disabilities, with a total of 16 beds. Acquisition of property for the scattered site development was completed in the spring of 2005. Community Development staff is working closely with the Cape Fear Independent Housing program to construct a second affordable housing project for eight people with disabilities. There are three additional projects scheduled to be developed in 2005-06 by the local chapter of the National Association for Mental Illness (NAMI) and Southeastern Mental Health Center. These will provide an additional 27 permanent, supportive housing beds in Wilmington.

## **C. Section 215 Housing Opportunities**

Of the 65 households assisted during 2004-05, 34 were very low or extremely low income. Table 5, page 13, shows a breakdown of these income groups by housing program. The majority of the assistance went for emergency repair grants.

The City's rental rehabilitation program guidelines were revised during 2002-03 in an effort to increase access to Rental Rehabilitation funds. Increased marketing and updated information in brochures should result in an increase in available units in the near future.

Rental assistance to very low-income households: the Wilmington Housing Authority maintains seven public housing projects with 1,160 units, plus 75 units for elderly residents outside the housing projects. Federal Regulations require its Section 8 programs to maintain a minimum of 75 percent very-low income families being subsidized. The WHA has met this requirement for over a year. WHA administers 1,722 Section 8 units. WHA has a 97 percent occupancy rate with its Section 8 Voucher Program. In addition, a total of 12 project-based, Section 8 units are privately owned and managed at Kent Street Apartments.

**TABLE 5 – INCOME OF FAMILIES SERVED IN  
HOUSING PROGRAMS FUNDED WITH CDBG, HOME,  
UDAG OR CITY GENERAL FUNDS FY 2004-05**

<b>INCOME CATEGORY</b>	<b>EMERGENCY REPAIR</b>	<b>REHAB</b>	<b>NEW CONSTRUC- TION CHDO'S NONPROFIT*</b>	<b>HOP LOANS</b>	<b>TOTALS</b>
<b>Renters</b>					
Non Elderly					
0 - 30%			9		9
31 - 50%					
51 - 80%					
Total Non- Elderly	0	0	9	0	9
Disabled/Elderly					
0 - 30%					
31 - 50%					
51 - 80%					
Total Disabled					
<b>Total Renters</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>9</b>
<b>Owners</b>					
Non-Elderly					
0 - 30%		1	1		2
31 - 50%			11	3	14
51 - 80%		2	7	11	20
80%				6	6
>80%					
Total Non-Elderly	0	3	19	19	42
Elderly					
0 - 30%	2	1			3
31 - 50%	2	1			3
51 - 80%	2	1			3
>80%					
Total Elderly	6	3			9
Disabled					
0 - 30%					
31 - 50%	3				3
51 - 80%			2		2
Total Disabled	3		2		5
<b>Total Owners</b>	<b>9</b>	<b>6</b>	<b>13</b>	<b>19</b>	<b>56</b>
<b>Grand Total</b>	<b>9</b>	<b>6</b>	<b>22</b>	<b>19</b>	<b>65</b>

0-30 % = Extremely Low Income

31-50 % = Very Low Income

51-80 % = Low Income

80 % = Moderate Income

>80 % = Above Moderate Income

\* CHDO'S, WHFD, Habitat for Humanity, First Fruit Ministries

HOP: Home Ownership Pool

\*\* The Emergency Rehabilitation Program provided one loan to an elder who was also disabled

## SECTION V

### CONTINUUM OF CARE

#### A. Supportive and Transitional Housing Needs

As a result of the Point-in-Time Survey conducted by the Try-County Homeless Interagency Council, January 26, 2005, it was determined that the Wilmington area has an unmet need for 34 transitional housing beds for individuals and 35 transitional housing beds for family members. There are, however, no plans for the development of additional transitional housing in the next fiscal year.

With the planned development of 51 permanent, supportive beds, it appears that the family need will be met in the coming fiscal year; but there remains an unmet need of 161 beds for individuals. The Tri-County Council has identified this category as being the highest need and recommends that chronically homeless individuals would be best served in a permanent supportive (housing) environment. (For more information on the Point-in-Time Survey, see Section IV, Affordable Housing, A. Worst Case Needs.)

The City provided money for operating expenses for four nonprofits that serve the homeless community: \$20,000 to VOA – Willow Pond for a transitional housing program for victims of domestic violence; \$10,000 to First Fruit Ministries for a transitional housing program for women and families; \$20,000 to Domestic Violence Services for shelter operations; and \$33,000 to Good Shepherd which operates two transitional housing projects: Ashley Memorial Center and Fourth Quarter.

HOME funds, in the amount of \$50,000, were appropriated for rehabilitation of First Fruit Ministries, a Continuum of Care transitional housing project. Construction was completed in the 2005. (An additional \$200,000 was spent in 2003-04 for acquisition of this property.)

**TABLE 6 - Emergency Shelter, Transitional Housing and Supportive Housing Programs**

Agency	Program Goals	Amount Awarded	Expended 2002-04	Expended 2004-05	Accomplishments 2004-05
First Fruit Ministries 2002-03	Transitional Housing for Homeless	\$ 50,000	\$ 18,558	\$ 31,442	Completed
First Fruit Ministries 2003-04	Acquisition for the above project.	\$ 200,000	\$ 200,000		Completed
Good Shepherd 2002-04	Construct Homeless Day Shelter	\$ 100,000	\$ 100,000		Completed
Good Shepherd 2004-05	Construct Homeless Night Shelter	\$ 300,000		\$ 196,581	75 Percent Complete
Domestic Vio. 2004-05	Shelter Rehabilitation	\$ 40,000		\$ 40,000	Completed
The Arc of NC 2004-05	8 Permanent Units	\$ 318,000		\$ 151,039	Land Purchased
<b>TOTALS FOR 2002-05</b>	<b>SIX PROJECTS FUNDED</b>	<b>\$ 1,008,000</b>	<b>\$ 318,558</b>	<b>\$ 419,062</b>	<b>FOUR PROJECTS COMPLETED</b>

A more detailed description of these projects can be found in Sections 9 and 10.

## **B. Implementation of the Continuum of Care**

The Tri-County area of New Hanover, Brunswick and Pender has one of the largest and most active homeless councils in the State. Members of the Council appear each year before the City Council to discuss their plans needs and plans. Beginning in 1996, the Tri-County Homeless Interagency Council developed its first strategic plan that engages primary stakeholders in the tri-county area, both public and private, in a coordinated effort to create a comprehensive system of care for homeless individuals and families, and those at risk of becoming homelessness. The document is a working blueprint, subject to review and revision, as new housing capacity and services are developed and as experience and research indicates new needs and opportunities for development and improvement.

The vision for combating homelessness in the tri-county area includes providing opportunities for individuals and families to attain maximum personal self-sufficiency and permanent housing through the design and implementation of a Continuum of Care for the homeless that is supported by the entire tri-county community. Available in the Council's continuum of care plan is a very detailed description of existing services for the preventions of homelessness, emergency shelter and transitional housing needs of homeless individuals and families (including subpopulations), and programs designed to help homeless people make the transition to permanent housing and independent living.

The Council applies each spring for federal funding through the HUD Continuum of Care Super NOFA, which notifies its applicants in December each year of funding approval. After awards are made by HUD, the Homeless Council advises the City as to which agency it recommends receiving the City's \$50,000 set aside in HOME funding for housing. The Arc of North Carolina received \$318,000 in HOME funds from the City of Wilmington in 2004-05. The Arc will build permanent supportive housing for homeless people with disabilities.

## **C. Emergency Shelter Needs and Actions to Prevent Homelessness**

In 2005, nine nonprofits received a total of \$74,022 through the Emergency Food and Shelter Program for the prevention of homelessness in New Hanover County. The program is administered by Cape Fear United Way.

One domestic violence emergency shelter and several transitional housing programs provide short-term and long-term intervention to prevent homelessness. The Southeast Center for Mental Health addresses mental health issues for numerous low-income housing providers. Their counseling and treatment programs help the tenants in transitional and permanent housing from becoming homeless.

In 2004-05, the City provided \$33,000 toward operating expenses for Good Shepherd Ministries. The agency served 1,165 homeless guests but had 21,507 sign-ins during the fiscal year, for an average of 1,792 guests per month. The day shelter offered health and hygiene services to its guests, including TB tests and treatment, flu shots, other shots, and other screenings as necessary. Southeastern Regional Mental Health Center maintained two case workers at the shelter to assist with mental health and substance abuse treatment.

In the Good Shepherd day labor program, 1,371 individuals were able to find work for a total of 10,732 days worked during the fiscal year; 71,034 meals were served for a monthly average of 5,920. Second Helpings had another record year with: 598,148 pounds of food were collected and distributed.

The City provided \$80,000 from CDBG funds for operating expenses to five additional nonprofits that help to prevent homelessness: Domestic Violence Services, First Fruit Ministries, LINC, VOA of the Carolinas and Wilmington Interfaith Hospitality Network. The six agencies served a total of 1,643 homeless people in 2004-05. The City provided an additional \$20,000 from General Funds to Coastal

Horizons to house homeless, abused and neglected runaway youth. Table 7 shows additional CDBG and HOME funds that were spent the past three years on shelters and housing for the homeless.

The City supports the efforts of the Tri-County Homeless Interagency Council to provide supportive and transitional housing, to implement the Continuum of Care, and to prevent homelessness in New Hanover and surrounding counties. The City is also very involved in helping to develop a Homeless Management Information System (HMIS) for eastern North Carolina. The local HMIS group is very active in the statewide effort to have one consistent system. The City supports the local and statewide efforts.

## **SECTION VI OTHER ACTIONS**

### **A. Meeting Underserved Needs**

The City's goal toward meeting the needs of the area's underserved population was to work with local agencies and residents, especially in housing for our seniors, for residents with addiction problems and for those who have been diagnosed as mentally ill.

The City provided grants or loans to three extremely low-income elders through the Emergency Repair Grant Program and Housing Rehabilitation Loan Program; and 63 disabled, homeless people in the First Fruit transitional housing program (three of which were elders). The Community Housing Development Organizations (CHDO) and non-profit housing agencies provided no new housing to extremely low-income families or elders. Details of these projects can be reviewed in Sections IX and X.

### **B. Affordable Housing (Foster and Maintain)**

In January 2002, the city started the Wilmington Affordable Housing Coalition (AHC) and continues to provide staff support to this effort. Membership includes individuals from the non-profit and private sector, including affordable housing and supportive services providers, lenders, developers, and local government representatives. During this reporting period, the City of Wilmington continued to provide technical support to the AHC in an effort to further develop its mission "to identify the affordable housing needs and to coordinate individual, community, and government efforts toward increasing the supply of affordable housing." A major AHC initiative currently underway is the potential development of a Community Land Trust. With land costs on the rise, this model would provide a tool for long term affordable housing within the city. The City also continues to work closely with the Wilmington Housing Authority on major affordable housing developments. In addition, through the City's strategic planning efforts, affordable housing continues to be a priority. The City continues to support funding for affordable housing initiatives such as the Home Ownership Program, Housing Rehabilitation and Rental Rehabilitation Programs. The number of homebuyer education classes has increased from quarterly to monthly to ensure that citizens are aware of the available programs and properly prepared to purchase and maintain their new home.

### **C. Eliminate Barriers to Affordable Housing**

During the Program year 2002-03, the Fair Housing Task Force identified the Impediments to Fair Housing Choices for the City of Wilmington. This document includes Barriers to Affordable Housing. A Fair Housing Plan was developed in 2003 to address both the impediments and barriers. The Plan has been reviewed by the City Attorney's Office.

## **D. Filling Gaps in Local Institutional Structures**

Wilmington has an active housing delivery system that includes many organizations with expertise in providing housing. A variety of federal, state and local resources are used to make housing affordable—both homeownership and rental. Affordable housing subsidies offered by public agencies leverage private funds, stretching public funds to serve more households. In Wilmington, as in most cities, housing is made available in response to market demand. There are two main components of the delivery system—the private sector and government. The planning and implementation of affordable housing strategies in Wilmington relies on formal and informal partnership between the public and private entities. Efforts to make this system more efficient are coordinated with organizations such as the Wilmington Affordable Housing Coalition, the Wilmington Housing Authority, the Board of Realtors and the Home Builders Association.

The City has also begun to coordinate all development plans produced by individual City departments with the City's annual Strategic Plan. Included in this effort is the Five-Year Consolidated Plan for CDBG and HOME and the Citizen Participation Plan.

## **E. Public Housing**

The Wilmington Housing Authority (WHA) maintains seven public housing projects with 1160 units, plus 75 units for elderly residents outside the housing projects. Through its 2003 HOPE VI demolition grant, WHA completed demolition of the 27- unit Robert R. Taylor Homes, one of the Housing Authority's public housing developments, on June 30, 2005, and is currently planning its revitalization.

Federal Regulations require WHA's Section 8 programs to maintain a minimum of 75 percent very-low income families. WHA administers 1,722 Section 8 units that are 96 percent occupied. With turnover, WHA served 2,678 families in the Section 8 program during 2004-05, including 657 disabled and elderly residents.

The Management and Maintenance Departments were combined in 2002-03 for easier flexibility in providing the best service possible to residents. During 2005, the Administration Department merged with these two departments, resulting in the creation of the Operations Department.

The following public housing improvements were made under WHA's Comprehensive Grant Program:

There is the potential of 190 units of replacement housing at the Robert S. Jervay Place development. These units will be constructed on and off site. At the Robert S. Jervay site, 14 homes have been constructed at a cost of \$1,500,000

- The demolition of Dove Meadows was completed at a cost of \$960,000. The total projected number of new units is 130, 64 of which have been constructed as of July 2005.
- Solomon Towers – Installation of exit doors- \$82,000
- Nesbitt Courts, Hillcrest & Houston Moore – Replacement of valves - \$68,000

### **Upcoming Future Improvements**

- Solomon Towers – Replacing of Elevators-\$98,000
- Hillcrest – Replacement of Ceilings-\$140,000
- Houston Moore – Site Improvements-\$125,000

Providing safe public housing communities is a major component of the Wilmington Housing Authority's mission statement. Protective and supplemental security services are funding priorities for WHA and the challenges it faces as it develops safe and secure housing for our city's most at-risk population.

WHA entered in to a one-year Inter-local Agreement with the City of Wilmington Police Department in July 2005. WHA contracted with the City of Wilmington Police Department to hire four police officers to provide supplemental security services within the Housing Authority's Nesbitt Court development.

The City will pay for two of the officers, and the Housing Authority will pay the other two. WHA will continue to build creative partnerships with the Wilmington Police Department and the New Hanover County Sheriff's Department to develop and implement effective crime-fighting efforts that will have positive impacts within our communities.

The Housing Authority encourages, supports and assists resident initiative programs at many levels, including resident organizations that meet monthly and a City Wide Resident Council, which makes recommendations regarding WHA's policies and procedures. WHA also funds coordinator positions to staff three on-site family resource/learning centers.

The following agencies are involved with the resident initiative programs:

Dreams	YMCA
City of Wilmington Parks and Rec. Dept.	Wilmington Police Department
Food Bank of Lower Cape Fear	Habitat for Humanity
Cape Fear Community College	Century 21
Coastal AHEC	Coastal Horizons
Child Advocacy Commission	Planned Parenthood
Communities That Care	Community Mediation Center
Employment Security Commission	Girls Incorporated
Self-Help	WHFD
Credit Counselors of NC	YWCA
Southeastern Credit Union	NHC Health Department
County Department of Social Services	AMEZ Housing
Farris Driving School	Kelly House
Lumina Mortgage	Boys Scouts
Southeastern Mental Health	NHC Schools
East Coast Solution	Soul Focus
Brigade Boys and Girls Club	Community Boys and Girls Club
Wilmington Baptist Association	UNC-W
Coast 97.3	Urban Promotions

The Family Self-Sufficiency Division supports and assists 195 residents through programs at many levels, including job search, continuing education, aggressive employment, credit counseling workshops, intensive case management, counseling and making referrals to a number of local service providers. The Resident Services Department's case managers work very closely with these families providing case management services. Of these, 32 families purchased homes (21 from public housing and 11 from Section 8); and there are six families very close to reaching their goals of homeownership. The WHA credit counselor works with Public Housing and Section 8 families to help repair credit in group and individual sessions. There is one resource coordinator assisting with implementation of the 21<sup>st</sup> Century Program, an after-school program providing safe havens for children to learn and grow. This program provides K-5 students academic performance in reading and math, reduce juvenile crime and substance abuse of these students and increase parent involvement in both in school and after school programs. The resource coordinator also has partnered with the Brigade Boys and Girls Club in a tutorial program from 5 p.m. to 8 p.m. at the Houston Moore housing development. There is a tennis program offered through the Junior Team Tennis League for youth 6-18. Two other youth programs are the Manhood Program and the WHA Baseball Team. Manhood is a monthly workshop to introduce to young men the tools needed to become responsible adults so they can carry on governmental, political, economic, and family functions in the community. WHA Baseball teams are for youth ages 8-14.

The Wilmington Baptist Association (WBA) and Urban M-Pact Program assist high school students from public housing, former Jervay Residents and Section 8 participants with paying for lodging, transportation, etc., to attend college tours, assistance for paying for books for college and incentives for academic success. Teen Enterprises students have benefited greatly from WBA's generosity. Urban Promotions and Coast 97.3 staff provide motivational instruction to WHA youth in the areas of



academics, career and social development. UNC-W and Cape Fear Community College provide financial aid workshops, SAT Prep, Teen Leadership programs, College Opportunity Program, Youth Entrepreneurial and employment training programs.

## F. Lead-Based Paint (LBP)

Lead-based paint can be found in homes built before 1978, when it was banned for residential use, and it is very common in housing built before 1950. This includes almost all the homes rehabilitated with CDBG or HOME funds. In operating these programs, the City makes the assumption that lead-based paint will be present. The staff take appropriate precautions to safeguard the health of occupants and workers.

The following activities took place during the program year:

- Staff conducted 22 inspections of properties with the potential of a lead-based paint hazard.
- Of the 13 cases determined to be lead-based by risk assessment or assumption, five received clearances. During 2004-05, six LBP grants were completed, and there were four cases still in progress.

All Wilmington properties built prior to 1978 have LBP hazard potential. During the “final specifications” process, a risk assessment is performed to determine the presence of lead hazards. A number of cases do not get to the testing stage due to various reasons, i.e., client decides not to purchase the property (HOP), cost of rehabilitation is too great, and other disqualifying factors.

Obstacles that the City rehabilitation staff encountered with lead-based paint include the extreme cost to abate some homes, excessive time involved to complete specifications requiring risk assessment, and contractors who are slow to incorporate their lead training and techniques into their on-the-job performance requirements. The City applied to HUD in June 2005 for a \$2.2 million Lead-Based Paint Hazard Control Grant. The receipt of the grant will help the City to overcome these obstacles

## G. Reducing Poverty

According to the U.S. Census Bureau, the number of households living in poverty in the City of Wilmington in 2000 was 8,802—or 22.3 percent. Although this is a decrease from 26.2 percent in 1990, it is still 50 percent higher than the state percentage of 12.3 percent. Almost 40 percent of Wilmington's African American population continues to live in poverty—barely a 10 percent decrease from 1990. More than 25 percent of Wilmington's children continue to live in poverty.

**TABLE 7 - POVERTY IN WILMINGTON**

HOUSEHOLD INCOME IDENTIFIERS	2000		1990		% CHANGE IN #'s SINCE '90
	TOTAL	%	TOTAL	%	
<b>Poverty Level (30% AMI)</b>	\$ 14,323	~	\$ 8,160	~	75.5%
Total <u>Households</u> Below Poverty Level	8,802	22.3%	6,183	26.2%	42.4%
Caucasian < Poverty Level	5,132	17.1%	3,198	19.8%	60.5%
African American < Poverty Level	3,187	39.9%	2,889	41.4%	10.3%
Hispanic < Poverty Level	158	22.7%	24	15.6%	558%
< 18 Years of Age < Poverty Level	4,540	25.9%	3,779	31.2%	20.1%
> 65 Years of Age < Poverty Level	1,392	12.0%	1,439	16.3%	<3.3>%

Source: U.S. Census Bureau; and U.S. Department of Housing and Urban Development

Through its Strategic Plan, the City of Wilmington is attempting to improve the quality of life for all residents by improving living conditions. This applies to housing and economic development. Most of the activities conducted by the CDBG and HOME programs benefit low and very low income persons and help directly or indirectly to raise families out of poverty. The City maintains statistics on client incomes in terms of percent of area median income, as required by HUD. Generally speaking, households below 30 percent of median income are also below poverty level, but the correlation is not exact.

The number of families living below the poverty level and served by the Wilmington Housing Authority during the program year was 2,678 in Section 8 and 1,235 families in their public housing program. Based on reports from the City's sub-recipients, housing partners and CHDO's, the City served approximately 1,700 citizens who live below the poverty level through CDBG or HOME.

Tables 9a, 9b and 9c, pages 26-27, show that the programs with the greatest impact for people in poverty are the services provided by Good Shepherd Ministries, First Fruit Ministries, LINC, Domestic Violence, VOA, Wilmington Interfaith Network and the Emergency Repair Grant Program. Several of the public service agencies work directly in the housing projects or transport children from the projects to the activity sites, i.e., Big Buddy, Community Boys and Girls Club, and Dreams, Inc.

## **H. Compliance**

Most of the CDBG and HOME funds administered by the City of Wilmington are disbursed through grants to local organizations. A scope of work, budget and standard program requirements are described in each grant agreement between the City and the sub-recipient. In order to receive funds, each sub-recipient must support its reimbursement requests with invoices, payroll information or other specific information.

Community Development staff held a technical assistance workshop June 11, 2004, for all sub-recipients receiving funds in 2004-05. The City continues to provide capacity building opportunities for nonprofits through one-on-one assistance for those agencies funded by CDBG and HOME; and through workshops open to all nonprofits on the grant application process.

Between July 1, 2004 and June 30, 2005, the Community Development Division conducted eight monitoring visits with sub-recipients; and the City Finance Department conducted 14 monitoring visits. The purpose of the visits is to ensure productivity as well as compliance with CDBG, HOME and other federal requirements.

## **SECTION VII LEVERAGING**

An important feature of the City's programs is the amount of funding leveraged by our use of CDBG and HOME dollars, which is approximately 3.7 to 1. These are resources that are used with CDBG and HOME dollars to address Consolidated Plan objectives. The City's sub-recipients are active in seeking funds from federal and state government agencies, private foundations, and local fund-raising efforts.

Table 8, page 21, summarizes approximately how much was spent from other sources on activities that received CDBG and HOME funds during the reporting year. The City spent \$1,227,138 in CDBG, program income and revolving loan funds, and \$485,704 in HOME funds. An additional \$795,803 was spent on these projects from the General Fund; and sub-recipients and lending institutions reported an additional expenditure of \$5,517,674, for a grand total of \$6,313,477 funds leveraged for CDBG and HOME projects. This means that for every CDBG or HOME dollar spent on community activities, approximately \$3.70 was leveraged from other sources.

For every \$100 in HOME funds expended on projects, participating jurisdictions are required to provide at least \$25 in matching non-federal funds. The Match Report can be seen in Section XII, "Financial Summaries."

**TABLE 8 – Leveraging**

<b>Leveraged Funds Expended 2004-05</b>			
<b>Activity</b>	<b>CDBG</b>	<b>HOME</b>	<b>Total</b>
Housing *	\$ 1,850,190	\$ 946,786	\$ 2,796,976
Economic Development	211,548		211,548
Public Services	2,459,282		2,459,282
Public Facilities	633,531		633,531
Administration*	212,140		212,140
<b>Total</b>	<b>\$ 5,366,691</b>	<b>\$ 946,786</b>	<b>\$ 6,313,477</b>

\*Includes General Funds

## SECTION VIII SELF-EVALUATION

The City of Wilmington's accomplishments over the past year continue to support the overall goals of the Five-Year Consolidated Plan that was approved by the City Council in April 2002. Using the Plan as a guiding tool allows for more effective management, oversight and evaluation of progress toward program goals and expenditures. CDBG and HOME dollars, as well as the funds and resources they leverage, continue to be utilized to provide programs in an integrated way. In July 2002, the Community Development Division was part of a reorganization initiative undertaken by the City of Wilmington. As a result, the Community Services Department was created to focus on creating strong and vibrant neighborhoods through collaborative efforts with other City departments, government agencies, non-profits and private-sector organizations.

### Impact of programs

During the third year of the Five-Year Consolidated Plan, CDBG and HOME funds continued to be made available for housing programs, public services, public facilities and economic development.

Through leveraging of CDBG and HOME funds, projects such as construction of First Fruit Ministries Transitional Housing for the Homeless was completed; a night shelter for the homeless is nearing completion; and two multiple housing projects were started with Habitat for Humanity and The Arc of North Carolina; 1,643 homeless and 1,051 youth were served; 15 new small businesses were created providing 19 new jobs; 21 families received grants or loans to repair or renovate their homes; lead-based paint hazards were eliminated; 56 new families became homeowners; and technical assistance continued to be provided to non-profit organizations. Overall, funding through the Community Development supported over 30 different activities or programs.

Community Development continues to have a great presence in the community by participating in community meetings, festivals, and serving on a number of boards. A comprehensive neighborhood revitalization effort is currently underway and various steps are being taken to implement the NorthSide Community Plan. This plan was submitted to HUD as part of the 2004-2005 Action Plan for consideration as a Neighborhood Revitalization Strategy Area and was subsequently approved. The City continues to focus attention on improving housing stock through programs such as Residential and Rental Rehabilitation, lead-based paint abatement and historic preservation. Although affordable

and decent housing continues to be needed within the City and would have a widespread impact if adequately provided, a number of challenges prevent established goals from being met.

CDBG and HOME funds continue to be effective, given the age of Wilmington's housing stock and large percentage of lower income households occupying those units; however, increased cost of compliance, lack of certified lead abatement contractors, and the need to continually improve internal construction management processes impact the number of families served. In addition, during this program year, Community Development Housing Development Organizations (CHDO) continued to have problems selling newly-constructed homes. In an effort to expedite sale of these homes, the City provides technical assistance and resources to the CHDO's. Marketing of housing programs and homebuyer education courses are also provided.

In 2004-05, Wilmington appropriated the maximum 15 percent allowed for public service activities. With an increased focus on technical assistance, there has been a significant improvement in the quality of applications received for funding. Agencies have also received training on performance measures and continue to work toward communicating the impact their programs have on the citizens and the communities they serve.

#### Barriers Having a Negative Impact

- Non-profit organizations receiving their first award of federal funds are at risk, as they are unfamiliar with federal compliance requirements. Community Development staff continue to offer comprehensive technical assistance workshops to increase their familiarity with these requirements. In addition, one-on-one technical assistance is being provided for new agencies. Their capacity and ability to access federal funding in the future, however, may be affected as they put the required procedures into practice.
- There continues to be a need for programs that will move people into temporary housing, if they are being displaced, regardless of disability, due to foreclosure, unsanitary conditions, or code enforcement activities. Financial management and budgeting continue to be necessary to assist people prevent potential loss of their primary home.
- Ongoing implementation of HUD's lead-based paint requirement, without a funding source, has required the use of grant funds or forced cutbacks and delays in the housing rehabilitation loan programs. The City has begun the process of pursuing additional lead-based paint grants; however, due to the significant number of aged houses in the city, coupled with the number of low- and moderate-income citizens that reside in them, it is apparent that a long-term strategy and potential redesign of existing programs may be needed.
- The City continues to research methods to improve the number of housing units rehabilitated through the various housing programs. Improved application and screening methods, client follow-up and tracking, and installation of a recently purchased software is expected to result in improved service delivery and monitoring.
- Staff continues to implement compliance monitoring visits of agencies receiving federal funds. The number of public service agencies and the breadth of programs, however, continues to place additional burdens on planning, reporting and compliance.
- Although advertisements are translated into Spanish and placed in local newspapers of general circulation, there continues to be an inability to cross language barriers, especially in regards to the growing Hispanic community. Community Development staff does not have immediate access to interpreters for code enforcement, housing programs or citizen participation activities.
- The lack of adequate planning tools, including out-dated studies of affordable housing, fair housing and economic development, has made it difficult to assess housing and economic development issues and adequately plan for the future.

### Status of Grant Programs

CDBG and HOME expenditures for the current program year are shown in Tables 11 and 17. During 2004-05, the City continued to re-appropriate and reprogram funds from previous years in an effort to ensure that available funding is put to its greatest and best use.

New this year was the re-appropriation of funding for economic development. Although no funding was expended on this activity, development of a new Community Lending Program was completed and approved by City Council. Marketing materials have been produced and are being distributed, and discussions continue on the potential use of Section 108 funds.

Grant disbursements are timely. Actual expenditures do not differ substantially from letter of credit disbursements. Receivables at the end of the program year were \$264,268 for CDBG and \$198,422 for HOME.

### Changes in Consolidated Plan Strategies

With the approval of the Neighborhood Revitalization Strategy Area for the Northside Community, completion of the Future Land Use Plan, redevelopment of St. Andrews Church, pending demolition of Taylor Homes, the construction of the new Police Headquarters on the north side, and an increased focus on economic development, the strategy in the Five-Year Plan is moving toward a focus on the NorthSide, as opposed to a shotgun approach of providing services city-wide. In addition, a mid-year funding process was held to re-allocate funds from Housing Rehabilitation to the acquisition of land for a multi-family development sponsored by Habitat for Humanity; and a permanent, supportive housing project for people with disabilities, sponsored by The Arc of NC. These revisions did not impact the Consolidated Plan strategies.

## **SECTION IX CDBG NARRATIVE**

### **A. General Overview of CDBG Activities**

The City of Wilmington supported 30 different activities or programs with CDBG funds or general funds during the reporting year. The key CDBG accomplishments were as follows:

- ⌚ Three homes were rehabilitated through CDBG; all three received lead-based paint hazard reduction grants; and five previously rehabbed homes received maintenance grants;
- ⌚ Nine homeowners received emergency repair grants;
- ⌚ Eight first-time homebuyers moved into new Habitat for Humanity homes;
- ⌚ 19 loans were made to first-time, low- to moderate-income homebuyers through the Home Ownership Pool;
- ⌚ 12 properties located in low- to moderate-income census tracts were cleared of debris and abandoned structures;
- ⌚ 1,051 young people participated in five CDBG-funded programs designed for youth;
- ⌚ 1,643 homeless and people with disabilities received shelter and other services; and
- ⌚ 15 new small businesses were created, providing 19 new jobs.

## B. Low/Moderate Income Benefit

For low- and moderate-income clientele, 100 percent of the clients served with CDBG and HOME funds were low- to moderate-income individuals or families. For area benefit, all the census tracts served with CDBG funds were low- to moderate-income census tracts, as identified by HUD. Any individuals or census areas served that were not low- to moderate-income, were served with City General Funds. See Tables 9a, 9b and 9c for a breakdown in income, race and family status for all CDBG-funded programs.

**TABLE 9a – Race & Income Characteristics  
of CDBG Program Beneficiaries**

	BB	BBG	CFCD ED	CFCD REHA	CBG	DV	DR	ED	Sub Total 1
<b>Total</b>	<b>44</b>	<b>566</b>	<b>16</b>	<b>3</b>	<b>214</b>	<b>94</b>	<b>132</b>	<b>0</b>	<b>1,069</b>
<b><u>By Race</u></b>									
Asian	~	2	1	~	~	2	~	~	5
Black	33	252	11	2	197	43	115	~	653
White	5	277	4	1	15	44	12	~	358
Native Am.	~	3	~	~	~	~	~	~	3
Multi-racial	6	32	~	~	2	5	~	~	45
Hispanic Ethnicity	~	13	~	~	2	17	5	~	37
<b><u>By Income*</u></b>									
Extremely Low	~	41	~	~	~	91	~	~	132
Very Low	~	103	3	~	~	3	65	~	174
Low	44	374	10	2	197	~	53	~	680
Moderate	~	48	3	1	17	~	14	~	83
>Moderate	~	~	~	~	~	~	~	~	0
<b><u>Family Status</u></b>									
Female HH	28	~	1	1	182	42	55	~	309
Elderly	6	~	~	~	~	~	~	~	6
Disabled	~	30	~	~	~	11	~	~	41
Family w/Ch	49	566	1	1	~	42	132	~	791

BB: Big Buddy Program

BBG: Brigade Boys and Girls Club

CFCD ED: Cape Fear Regional CDC – Economic Development Program

CFCD REHA : Cape Fear Regional CDC – Rehabilitation of Business Center

CBG: Community Boys & Girls Club

DV: Domestic Violence; all homeless; all presumed extremely low-income

DR: DREAMS

ED: Economic Development - Community Lending Program

\*Total determined by "L/M Area," therefore, there is no breakdown in race or family status

**TABLE 9b- Race & Income Characteristics  
of CDBG Program Beneficiaries**

	ERG	FFM	F&NI	GSM	HH	HOP	HRL	LINC	Sub Total 2
<b>Total</b>	<b>15</b>	<b>78</b>	<b>95</b>	<b>1,165</b>	<b>11</b>	<b>34</b>	<b>3</b>	<b>153</b>	<b>1,554</b>
<b><u>By Race</u></b>									
Asian	~	~	~	~	~	~	~	~	~
Black	15	29	88	538	11	12	2	124	<b>819</b>
White	~	43	7	589	~	20	1	27	<b>687</b>
Native Am.	~	3	~	24	~	~	~	2	<b>29</b>
Multi-racial	~	3	~	12	~	2	~	~	<b>17</b>
Hispanic Ethnicity	~	~	~	20	~	1	~	~	<b>21</b>
<b><u>By Income*</u></b>									
Extremely Low	2	78	~	1,165	~	~	1	153	<b>1,399</b>
Very Low	7	~	78	~	11	~	1	~	<b>97</b>
Low	6	~	6	~	~	18	1	~	<b>31</b>
Moderate	~	~	11	~	~	11	~	~	<b>22</b>
>Moderate	~	~	~	~	~	~	~	~	~
<b><u>Family Status</u></b>									
Female HH	2	4	45	70	3	6	2	12	<b>144</b>
Elderly	6	3	~	~	~	~	3	~	<b>12</b>
Disabled	4	63	~	37	~	~	~	7	<b>111</b>
Family w/Ch	~	4	~	~	3	~	~	8	<b>15</b>

ERG: Emergency Repair Grant

FFM: First Fruit Ministries; all homeless; all presumed extremely low -income

F&NI: Family and Neighborhood Institute

GSM: Good Shepherd Ministries; all homeless; all presumed extremely low -income

HH: Cape Fear Habitat for Humanity

HOP: Home Ownership Program

HRL: Housing Rehabilitation Loans

LINC: Leading Into New Communities; all homeless; all presumed extremely low -income

MG: Maintenance Grants

**TABLE 9c Race & Income Characteristics  
of CDBG Program Beneficiaries**

	MG	VOA	VD/ LC	WIN	SUB TOTAL 1	SUB TOTAL 2	SUB TOTAL 3	TOTAL
<b>Total</b>	<b>6</b>	<b>56</b>	<b>L/M AREA</b>	<b>97</b>	<b>1,069</b>	<b>1,554</b>	<b>159</b>	<b>2,941</b>
<b><u>By Race</u></b>								
Asian	~	~	~	~	5	~	~	<b>5</b>
Afric. Amer.	6	26	~	50	653	819	82	<b>1,554</b>
White	~	29	~	18	358	687	47	<b>1,092</b>
Native Amer.	~	1	~	2	3	29	3	<b>35</b>
Multi-racial	~	~	~	4	45	17	4	<b>66</b>
Hispanic Ethnicity	~	4	~	~	37	21	4	<b>74</b>
<b><u>By Income*</u></b>								
Extremely Low	1	56	~	97	132	1,399	154	<b>1,685</b>
Very Low	4	~	~	~	174	97	4	<b>275</b>
Low	1	~	~	~	680	31	1	<b>713</b>
Moderate	~	~	~	~	83	22	~	<b>105</b>
>Moderate	~	~	~	~	~	~	~	~
<b><u>Family Status</u></b>								
Female HH	2	18	~	19	309	144	39	<b>492</b>
Elderly	6	~	~	~	6	12	6	<b>24</b>
Disabled	~	~	~	1	41	111	1	<b>153</b>
Family w/Ch	~	56	~	19	791	15	75	<b>881</b>

VOA: VOA at Willow Pond  
VD/LC: Voluntary Demolition and Lot Clearing  
WIN: Wilmington Interfaith Network

### **C. National Objectives**

The City complied with the overall benefit certification, and all the CDBG programs met their national objectives.

### **D. Relocation and Displacement**

#### *General Relocation or Displacement*

The City of Wilmington discourages the permanent displacement of individuals or families from their homes or businesses as a result of activities paid for with federal funds as described in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA).

If permanent displacement or temporary relocation is unavoidable, individuals, families or businesses affected will be relocated in conformance with URA and the HUD Handbook 1378, *Tenant Assistance, Relocation and Real Property Acquisition*.



### *Voluntary Relocation*

Homeowners and their families who occupy houses to be rehabilitated with HOME, Community Development Block Grant or any other federal funds as described in Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), and who voluntarily agree to temporarily relocate, shall be eligible for a temporary relocation grant. The household income must not exceed 80 percent of median income.

Temporary relocation benefits shall be paid in accordance with the following schedule:

- a. Monthly rent up to six months, not to exceed:

Monthly Rent Allowance	Size of Household
\$ 500.00	up to 2
\$ 550.00	3-4
\$ 600.00	4 or more

Note: if the individual or family moves into an apartment or house, which is also occupied by another individual or family member, the above allowances shall be reduced by 50 percent. In addition, no payments under section b or c shall be made.

- b. Security deposit, not to exceed \$300.00
- c. Utility turn-on fees, not to exceed \$250.00
- d. Furniture storage not to exceed \$250.00 per month, up to six months (request for an extension dues to unforeseen circumstances will be considered by the City)
- e. Furniture moving allowance not to exceed \$500.00

All temporary relocation benefits shall be paid directly to the vendor upon receipt of invoice or bill. It is the homeowner's responsibility to arrange for all services and to present the City of Wilmington with original invoices or bills to substantiate payment.

### *Congregate Facilities*

Relocation or displacement of individuals who are occupants of a dwelling with congregate sleeping space, utilized by three or more unrelated persons, shall be relocated in conformance with URA and the HUD Handbook 1378, *Tenant Assistance, Relocation and Real Property Acquisition*.

If the housing activity causing the relocation is funded by programs other than those mentioned in URA, the following policies shall apply:

- a. A copy of this policy will be provided to the owner of the dwelling upon approval of the activity by the City Council.
- b. All occupants of the dwelling shall be notified of the move, in writing, at least 30 days in advance of the final approval and signing of the construction contract.
- c. Upon submission of the HUD claim form for such assistance, all occupants shall receive a moving expense up to \$50 to cover costs associated with moving to and from the temporary residence. The owner of the congregate facility shall be responsible for locating a suitable, decent, safe and sanitary dwelling according to state licensure regulations for that type facility. Should the cost of the temporary dwelling be higher than the tenant fees at the permanent dwelling, the difference in fees will be paid by the City directly to the owner of the temporary dwelling upon receipt of an invoice or bill and the HUD claim form. These fees shall not cover a period of more than two months.
- d. Should the on-site supervisor of the congregate facility require relocation, all of the above reimbursements shall apply. Should the individual be required to locate to a temporary dwelling other than another congregate facility, the City will pay for rent in a comparable unit according to the market rate for Section 8 housing. The City will also pay the following:
  - 1) Security deposit, not to exceed \$300.00
  - 2) Utility turn-on fees, not to exceed \$250.00

- e. The City will pay for reasonable moving and storage expenses, as determined by the City, for furniture and personal items for all inhabitants of the congregate facility. Such request must be approved in advance of construction. The owner of the dwelling will be responsible for making arrangements with an approved vendor and overseeing the move.
- f. All temporary relocation benefits shall be paid, by the City, directly to the vendors upon receipt of invoice or bill. It is the facility owner's responsibility to arrange for all services and to present the City of Wilmington with original invoices or bills to substantiate payment.
- g. Any occupant of the dwelling, who chooses not to return to the original dwelling, following completion of the activity, will not be eligible for any financial assistance from the City.

#### **E. Jobs Filled with Over-Income People**

Does not apply.

#### **F. Limited Clientele Activities**

The City of Wilmington provided funds for six programs with a limited clientele who are presumed to be extremely low income: First Fruit Ministries, Good Shepherd and Wilmington Interfaith Hospitality Network, through their homeless programs; Domestic Violence Services and VOA – Willow Pond, both domestic violence programs; and LINC, a program for recently released felons who are homeless. The total number of limited clientele served through all these programs was 1,643.

#### **G. Rehabilitation Accomplishments and Costs**

The average CDBG housing rehabilitation loan for FY 2004-05 was approximately \$40,000. For details on the housing rehabilitation accomplishments, see Table 10 below and the narratives on the CDBG and HOME programs in Sections IX and X respectively.

**Table 10 – CDBG Housing Rehabilitation Accomplishments**

<b>Activity</b>	<b>Units</b>	<b>CDBG Expenditures</b>	<b>Other Expenditures</b>	<b>CDBG Delivery Costs</b>
Emergency Rehabilitation Grants	9	\$ 36,226.50	\$ .00	\$ .00
Housing Rehabilitation Program	3		.00	175,000.00
Housing Demolition	0	.00	.00	.00
Relocation	(4*)	7,695.00	.00	.00
Lead-Based Paint Grants	(7*)	.00	125,396.24	.00
Historic Preservation Grants	(2*)	.00	13,889.00	.00
Maintenance Grants	5	.00	14,865.10	.00
Rental Rehabilitation	0	31,544.05	23,962.95	.00

\* These grants are part of CDBG and HOME Housing Rehabilitation units. Some may still be in progress.

## **H. Neighborhood Revitalization Strategy Area**

The NorthSide Community Plan was approved by HUD in the fall of 2004 as the City's NorthSide Neighborhood Revitalization Strategy Area. The Plan is a long-range neighborhood revitalization plan consisting of goals, objectives and action steps to guide the community's future. Six themes are the basis of the plan:

- Crime Prevention
- Economic Development
- Attractive Community
- Housing
- Community Facilities and Programs
- Transportation

The NorthSide Plan lists action steps to achieve the objectives and goals of the Plan that are meant to improve the community's quality of life. The action steps include who is responsible for implementing each step, how the step will be funded and a timeline to complete the step. There are 51 year-two action steps listed in the Plan.

The NorthSide Neighborhood Association (NSNA) is critical to the success of the Plan. The Plan is the community's plan, and it is their responsibility to achieve the overall goals. The City of Wilmington is a partner with the community to assist in the implementation. The City of Wilmington is listed as the lead agency on more than half of the year-two action steps, but the NSNA is responsible for partnering with the City for most of the steps.

The year-two action steps primarily focus on economic development, including developing a marketing plan for the NorthSide and the creation of a resource center with a financial counseling element. Crime prevention, community appearance, community programs and facilities, and transportation issues are also addressed in the action steps. Many of these steps build on the year-one efforts and are ongoing efforts to improve the community. Although housing is not specifically addressed in the action steps, the Community Development Division is working with Hutaff Alley property owners to begin revitalization of housing in the neighborhood. The plan is to rehabilitate three existing dwellings and to build new homes on the five remaining parcels.

There were some action steps identified in the year-one progress report that required follow up in year two. Several of the action steps that were not accomplished in year one, such as the façade grant program and the Officer in Residency program, were not completed in year two due, to on-going budget restraints and are likely to remain unfunded into year three as well.

The City was successful in implementing the majority of the year-two action steps, including marketing the NorthSide area through the Economic Development office; compiling information for the NorthSide marketing plan; enforcing code violations; sponsoring housing program outreach meetings; developing brochures about existing recreation programs on the NorthSide; educating residents about the benefits of historic preservation; and holding community watch program meetings. Approximately 89 percent of the year-one action steps, assigned to the City, are on target or completed.

Details on the action steps can be viewed in Section XV.

## **I. Details of CDBG Program Activities**

The following pages contain detailed reports on each project. Table 11 lists the CDBG-funded projects that were budgeted for fiscal year 2004-05, and those projects that were still active during the reporting period but were funded with CDBG funds from prior years. Note: the funding chart at the end of each project description lists the amount budgeted for each fiscal year, the amount spent during the program year 2004-05, the amount of CDBG funds remaining in the budget for that project, and “other funds” received by the sub-recipient from various public and private funding sources.

**TABLE 11 – SUMMARY OF CDBG PROJECTS 2004-05 Fiscal Year**

Project Title	CDBG Funds Appropriated 2004-05	CDBG Funds Available From Prior Years	General Funds & Revolving Loans Available	Total Expenditures FY 2004-05
<b><u>A. Housing</u></b>				
Housing Rehabilitation	\$ .00	\$ .00	449,803.81	61,237.59
Home Ownership Pool (HOP)	123,000.00	34,588.35	682,954.44	805,295.83
Emergency Repair Grants	44,000.00	38,932.30	.00	36,226.50
Project Delivery Costs	175,000.00	.00	.00	175,000.00
Habitat for Humanity	80,000.00	38,475.18	.00	38,475.18
Habitat for Humanity mid-year	251,000.00	.00	.00	.00
NorthSide NRSA - Acquisition	Re-appropriated	.00	.00	.00
Housing Rehab - Connection Fees	Re-appropriated	.00	.00	.00
Housing Relocation	25,000.00	19,919.62	.00	7,695.00
Housing Demolition	.00	28,524.00	.00	.00
Historic Preservation Grants	.00	.00	226,116.00	13,889.00
Lead-Based Paint Grants	.00	.00	240,398.58	125,396.24
Maintenance Grants	.00	.00	86,081.18	14,865.10
Rental Rehabilitation	.00	.00	481,534.95	31,544.05
<b>Subtotal</b>	<b>\$ 698,000.00</b>	<b>\$ 160,439.45</b>	<b>\$ 2,166,888.96</b>	<b>\$ 1,309,624.49</b>
<b><u>B. Economic Development</u></b>				
CDC Business Center	\$ 25,000.00	\$ 6,872.54	\$ .00	\$ 31,872.54
UDAG	.00	.00	428,206.31	.00
Community Lending Program	.00	148,892.00	196,581.31	27,000.00
<b>Subtotal</b>	<b>\$ 25,000.00</b>	<b>\$ 155,764.54</b>	<b>\$ 624,787.62</b>	<b>\$ 58,872.54</b>
<b><u>C. Public Improvements</u></b>				
Voluntary Demolition & Lot Clear.	\$ .00	21,099.07	.00	16,592.00
CDC Business Center Rehab	.00	50,000.00	.00	50,000.00
Community Boys & Girls Club	.00	100,000.00	.00	70,947.94
Domestic Violence Shelter	40,000.00	.00	.00	40,000.00
Good Shepherd Night Shelter	300,000.00	.00	.00	198,063.88
<b>Subtotal</b>	<b>\$ 340,000.00</b>	<b>\$ 171,099.07</b>	<b>\$ .00</b>	<b>\$ 375,603.82</b>
<b><u>D. Public Services</u></b>				
Big Buddy Program	12,000.00	\$ .00	.00	12,000.00
Brigade Boys and Girls Club	20,000.00	.00	.00	20,000.00
Community Boys and Girls Club	20,000.00	.00	.00	20,000.00
Domestic Violence	20,000.00	.00	.00	20,000.00
Dreams of Wilmington	15,000.00	.00	.00	15,000.00
First Fruit Ministries	10,000.00	.00	.00	10,000.00
Family & Neighborhoods Institute	20,000.00	.00	.00	20,000.00
Good Shepherd Ministries	33,000.00	.00	.00	33,000.00
LINC	20,000.00	.00	.00	20,000.00
Neighborhood Matching Grant	.00	15,922.15	.00	.00
VOA Willow Pond	20,000.00	.00	.00	20,000.00
Wilmington Interfaith Hosp. Netwk	10,000.00	.00		10,000.00
<b>Subtotal</b>	<b>\$ 200,000.00</b>	<b>\$ 15,922.15</b>	<b>\$ .00</b>	<b>\$ 200,000.00</b>
<b><u>E. Administration and Planning</u></b>				
CD Administration	\$ 250,000.00	\$ 794.00	\$ .00	\$ 250,794.00
<b>Subtotal</b>	<b>\$ 250,000.00</b>	<b>\$ 794.00</b>	<b>\$ .00</b>	<b>\$ 250,794.00</b>
<b>Grand Total</b>	<b>\$ 1,513,000.00</b>	<b>\$ 504,019.21</b>	<b>\$ 2,791,676.58</b>	<b>\$ 2,194,894.85</b>

\*Includes projected program income

## Big Buddy

CDBG ACTIVITY: Public Service – Youth Services

RESPONSIBLE AGENCY: Family Services of the Lower Cape Fear, Inc.

ACTIVITY LOCATION: 1506-C Market Street, Wilmington, NC 28401

AREA SERVED: Citywide

MATRIX CODE: 05D

NATIONAL OBJECTIVE: Low/Moderate Income Clientele

CITATION: 570.201 (e)

GOAL: 16 Clients

ACCOMPLISHMENTS: 44 Clients

ACTIVITY DESCRIPTION: The Big Buddy Program is a volunteer organization of adults who serve as reliable and trusting friends to boys and girls ages 6-17, who are in need of a positive role model.

ACCOMPLISHMENTS: The Big Buddy program served 44 youth with CDBG funds, all of whom were considered low income; 33 were African American, five were Caucasian, and six were multi-racial; 28 came from families with a female head-of-household, and two from a household headed by an elder. In addition to the 44 served with CDBG funding, Big Buddy served an additional 53 youth with funding from other sources.

Of the 44 funded by CDBG, none of them entered or re-entered the Juvenile Court system, and 43 were promoted to their next grade level. Of the **total 97 youth** served by Big Buddy, 48 were referred from juvenile and law enforcement, none of whom re-entered the court system.

CDBG FUNDS APPROPRIATED 2004-05	\$ 12,000
CDBG FUNDS EXPENDED THIS PERIOD	\$ 12,000
OTHER FUNDS EXPENDED THIS PERIOD	\$ 88,398.00

## **Brigade Boys' and Girl's Club**

CDBG ACTIVITY: Public Services – Youth Services

RESPONSIBLE AGENCY: Brigade Boys' and Girls' Club

ACTIVITY LOCATION: 2759 Vance Street, Wilmington, NC 28412

AREA SERVED: City Wide

MATRIX CODE: 05N

NATIONAL OBJECTIVE: Low/Moderate Income Clientele

CITATION: 570.201 (e)

GOALS: 300 Youth

ACCOMPLISHMENTS: 566 Youth

ACTIVITY DESCRIPTION: To provide a program for youth that includes educational, recreational, social, cultural and athletic opportunities in a positive manner that promotes character development, while providing a safe, fun and secure environment. The program also endeavors to provide activities that help young people "Say NO" to substance abuse and early sexual involvement.

ACCOMPLISHMENTS: This year Brigade served 566 youth in these programs, 277 of which were Caucasian, 252 African American, two Asian, three Native American, 32 multi-racial, and 13 were Hispanic Ethnicity; and 30 youth were disabled. The 566 children represented 330 families. Of those families, 41 were extremely low income, 103 very low, 374 low income, and 48 moderate income. Report cards showed that approximately 80 percent of the youth improved or maintained their grades.

CDBG FUNDS APPROPRIATED 2004-05	\$ 20,000.00
CDBG FUNDS EXPENDED THIS PERIOD	\$ 20,000.00
OTHER FUNDS EXPENDED THIS PERIOD	\$ 521,197.00

## **Cape Fear Regional CDC Business Center**

CDBG ACTIVITY: Economic Development – Small Business Development

RESPONSIBLE AGENCY: Cape Fear Regional Community Development Corporation

ACTIVITY LOCATION: 511 Cornelius Harnett Drive

AREA SERVED: City Wide

MATRIX CODE: 18B      NATIONAL OBJECTIVE: Low/Moderate Jobs      CITATION: 570.203 (c)

GOALS: 17 new businesses; 20 new jobs      ACCOMPLISHMENTS: 12 new businesses; 16 new jobs

ACTIVITY DESCRIPTION: To successfully develop at least 17 new businesses with 20 new job positions, and eight business seminars on business management. The center will assist new businesses with the development of business plans, job descriptions, strategic counseling in management, bookkeeping, policy and procedure establishment, financial planning and marketing.

ACCOMPLISHMENTS: CFRCDC developed 12 new businesses, creating 16 new jobs for three very low income, 10 low income, and three moderate-income clients. Four are Caucasian, 11 African American, and one Asian; one client was a female head of household, eight represented families with eight minor children. The Center held 10 business seminars for 189 households. All were moderate income or below.

CDBG FUNDS APPROPRIATED 2004-05	\$ 25,000.00
CDBG FUNDS EXPENDED THIS PERIOD	\$ 25,000.00
OTHER FUNDS EXPENDED THIS PERIOD	\$ 104,773.53

## **Cape Fear Regional CDC Business Center - Renovation**

CDBG ACTIVITY: Economic Development – Small Business Center Renovation

RESPONSIBLE AGENCY: Cape Fear Regional Community Development Corporation

ACTIVITY LOCATION: 511 Cornelius Harnett Drive

AREA SERVED: City Wide

MATRIX CODE: 18B      NATIONAL OBJECTIVE: Low/Moderate Jobs      CITATION: 570.203 (a)

GOALS: 2 new businesses; 2 new jobs      ACCOMPLISHMENTS: 3 new businesses; 3 new jobs

ACCOMPLISHMENTS: 3 new businesses; 3 new jobs

ACTIVITY DESCRIPTION: The renovation of the Business Center will result in the development of at least two new businesses with two new job positions. The Center assists new businesses with the development of business plans, job descriptions, strategic counseling in management, bookkeeping, policy and procedure establishment, financial planning and marketing.

ACCOMPLISHMENTS: Renovation of the Center was completed in the summer of 2005, enabling CFRCDC to provide space for three new businesses, creating three new jobs, held by two African Americans and one Caucasian; two were low income and one moderate income; and one was a female head of household with children.

CDBG FUNDS APPROPRIATED FROM PRIOR YEARS	\$ 50,000.00
CDBG FUNDS EXPENDED THIS PERIOD	\$ 50,000.00
OTHER FUNDS EXPENDED THIS PERIOD	\$ 79,773.53



## **Community Boys' and Girls' Club**

CDBG ACTIVITY: Public Service – Youth Services

RESPONSIBLE AGENCY: Community Boys' and Girls' Club of Wilmington, NC, Inc.

ACTIVITY LOCATION: 901 Nixon Street, Wilmington

AREA SERVED: Targeted Neighborhoods

MATRIX CODE: 05D

NATIONAL OBJECTIVE: Low/Moderate Income Area

CITATION: 570.201 (e)

GOAL: 200 Youth ACCOMPLISHMENTS: 214 Youth

ACTIVITY DESCRIPTION: The goal of this program is to inspire young people to be better citizens through education and career development, development of character and leadership skills, development of health and life skills, development of the arts, and participation in sports, fitness and recreation. Specifically, the portion of the program funded by CDBG provides transportation services for youth from public housing projects and surrounding neighborhoods to the Boys' and Girls' Club. The total membership is approximately 600. More than 85 percent reside in low- and moderate-income neighborhoods.

ACCOMPLISHMENTS: The Boys and Girls Club served 214 youth in its transportation program and a total of 730 youth in the Club. Of the 214 youth, 15 were Caucasian, 197 were African American, and two were multi-racial; 197 were low income, and 17 were moderate income; 182 were children of female heads of households.

CDBG FUNDS APPROPRIATED 2004-05	\$ 20,000.00
CDBG FUNDS EXPENDED THIS PERIOD	\$ 14,231.28
OTHER FUNDS EXPENDED THIS PERIOD	\$ 8,162.00

## **Community Boys' and Girls' Club - Renovation**

CDBG ACTIVITY: Public Facilities – Kitchen Renovation

RESPONSIBLE AGENCY: Community Boys' and Girls' Club of Wilmington, NC, Inc.

ACTIVITY LOCATION: 901 Nixon Street, Wilmington

AREA SERVED: Targeted Neighborhoods

MATRIX CODE: 03D

NATIONAL OBJECTIVE: Low/Moderate Income Area

CITATION: 570.201 (c)

GOALS: Renovate Kitchen Facility ACCOMPLISHMENTS: 90%

ACTIVITY DESCRIPTION: The goal of this program is to renovate and expand the kitchen facilities at the Community Boys and Girls Club. This will enable the Club to provide snacks and a dinner program to youth on a regular basis and will provide kitchen facilities for special events throughout the year.

ACCOMPLISHMENTS: Approximately 90 percent of the renovations were completed by June 30, 2005.

CDBG FUNDS APPROPRIATED FROM PRIOR YEARS	\$ 100,000.00
CDBG FUNDS EXPENDED THIS PERIOD	\$ 70,947.94
CDBG UNEXPENDED FUNDS AVAILABLE	\$ 29,052.06
OTHER FUNDS EXPENDED THIS PERIOD	\$ 149,672.00

## Community Development Administration

CDBG ACTIVITY CODE: General Program Administration

RESPONSIBLE AGENCY: City of Wilmington

ACTIVITY LOCATION: 305 Chestnut Street, Wilmington, NC 28401

AREA SERVED: City Wide

MATRIX CODE: 21A – General Program Administration

CITATION: 570.206

ACCOMPLISHMENTS: N/A

ACTIVITY DESCRIPTION: Administration of CDBG program, to ensure timely use of funds, effective programming, compliance with federal regulations, citizen participation, and coordination with other governmental and non-profit agencies. HUD requires that the City not exceed a 20 percent cap on administrative and planning activities.

CDBG FUNDS APPROPRIATED 2004-05	\$ 250,600.00
CDBG FUNDS AVAILABLE FROM PRIOR YEARS	\$ 794.19
CDBG FUNDS EXPENDED THIS PERIOD	\$ 250,794.00
GENERAL FUNDS EXPENDED THIS PERIOD	\$ 67,127.00

## **Domestic Violence Shelter and Services, Inc.**

CDBG ACTIVITY: Public Service –Domestic Violence Emergency Shelter

RESPONSIBLE AGENCY: Domestic Violence Shelter and Services, Inc.

ACTIVITY LOCATION: P.O. Box 1555, Wilmington, NC 28402

AREA SERVED: Citywide

MATRIX CODE: 05G

NATIONAL OBJECTIVE: Low/Moderate Income Clientele

CITATION: 570.201 (e)

GOAL: 100 Clients

ACCOMPLISHMENTS: 94 Clients

ACTIVITY DESCRIPTION: The program provides shelter and on-going direct services in an effort to empower victims and their families and break the cycle of violence. The immediate goal is to provide shelter and related services including crisis intervention, counseling, provision of necessities (food, baby items, etc.), goal and safety planning, court advocacy, support groups, and children's programs for 100 low- and moderate-income residents of Wilmington.

ACCOMPLISHMENTS: Domestic Violence served 42 households during the program year, for a total of 94 clients. Of those, 91 were extremely low income, three were very low; 43 were African American, 44 were Caucasian, two were Asian, five were multi-racial, and 17 were Hispanic ethnicity; there were 42 female heads of household; 11 disabled individuals; and 52 children from 42 families.

CDBG FUNDS APPROPRIATED 2004-05	\$ 20,000.00
CDBG FUNDS EXPENDED THIS PERIOD	\$ 20,000.00
OTHER FUNDS EXPENDED THIS PERIOD	\$ 649,188.00

## **Domestic Violence Shelter and Services, Inc. – Building Repairs**

CDBG ACTIVITY: Public Facilities – Domestic Violence Shelter and Open Gate Repairs

RESPONSIBLE AGENCY: Domestic Violence Shelter and Services, Inc.

ACTIVITY LOCATION: P.O. Box 1555, Wilmington, NC 28402

AREA SERVED: Citywide

MATRIX CODE: 03

NATIONAL OBJECTIVE: Low/Moderate Income Clientele

CITATION: 570.201 (c)

GOALS: Shelter and Open Gate

ACCOMPLISHMENTS: Completed

ACTIVITY DESCRIPTION: The program provides shelter and on-going direct services in an effort to empower victims and their families and break the cycle of violence. The immediate goal is to rehab the shelter and Open Gate, where Domestic Violence provides direct assistance to victims and their children. The agency plans to serve 575 low- to moderate-income individuals (cumulative total) from the City of Wilmington; 100 of which will be served in the shelter.

ACCOMPLISHMENTS: All rehabilitation activities in the shelter and Open Gate were completed in the spring of 2005. The clients served through this program are reported under the previous Domestic Violence activity.

CDBG FUNDS APPROPRIATED 2004-05	\$ 40,000.00
CDBG FUNDS EXPENDED THIS PERIOD	\$ 40,000.00
OTHER FUNDS EXPENDED THIS PERIOD	\$ 26,802.00

## Dreams of Wilmington

CDBG ACTIVITY: Public Service – Youth Services

RESPONSIBLE AGENCY: Dreams of Wilmington, Inc.

ACTIVITY LOCATION: 515 Ann Street (Dreams Center)

AREA SERVED: Dreams Center, four public housing recreation centers, MLK and Hemmenway Centers, Juvenile Day Treatment Center, Bridgade Boys and Girls Club, Community Boys and Girls Club, Girl's Inc., Roland-Grise Middle School, Myrtle Grove Middle School, St. Luke's AME, The Love Center Church, YWCA, Village at Greenfield

MATRIX CODE: 05D

NATIONAL OBJECTIVE: Low/Moderate Income Clientele

CITATION: 570.201 (e)

GOAL: 60 Youth

ACCOMPLISHMENTS: 132 Youth

ACTIVITY DESCRIPTION: CDBG funds will provide two arts classes at the DREAMS Center and four summer arts classes. DREAMS will provide two weekly classes at the proposed outreach sites: Rankin Terrace, Creekwood North, Hemmenway Center. In addition the following outreach sites will receive one arts class per week: Maides Park, Martin Luther King Center, Vesta Village and Village at Greenfield. All outreach classes will run for 48 weeks. Programs paid by CDBG funds will cover 60 youth. DREAMS provides a safe haven for a total of 350 economically disadvantaged youth, while introducing them to the arts and providing a very real and positive alternative to hanging on the streets.

ACCOMPLISHMENTS: This program far exceeded its goals and served 132 youth, 65 of which were very-low income, 53 low income, and 14 moderate; 115 were African American, 12 were Caucasian, and five were Hispanic; 55 came from families where the mother is the head-of-household.

Student and parent reporting indicated that 98 percent of the young people enrolled at DREAMS Center remained free of any involvement with the court system; 85 percent of the parents reported they felt the program helped their children to gain self confidence and self-esteem.

CDBG FUNDS APPROPRIATED 2004-05	\$ 15,000.00
CDBG FUNDS EXPENDED THIS PERIOD	\$ 15,000.00
OTHER FUNDS EXPENDED THIS PERIOD	\$ 158,289.00

## Economic Development – Community Lending Program

CDBG ACTIVITY: Economic Development – Community Lending Program

RESPONSIBLE AGENCY: City of Wilmington

ACTIVITY LOCATION: 305 Chestnut Street

AREA SERVED: City Wide

MATRIX CODE: 18A      NATIONAL OBJECTIVE: Low/Moderate Jobs

CITATION: 570.203 (c)      GOALS: 6 New Jobs      ACCOMPLISHMENTS: 0 New Jobs

ACTIVITY DESCRIPTION: To provide loans for the creation of small businesses, business expansion and relocation, and rehabilitation of commercial structures for location of business on commercial corridors. The City will work closely with local lending institutions and community organizations to identify potential loan recipients. Initially, the program will focus on the areas most in need of assistance: Northside, Downtown and Castle Street. The goal is to make five loans and create six jobs.

ACCOMPLISHMENTS: The City's Loan Review Committee reviewed two loan applications in 2004-05 and approved one \$40,000 loan for the expansion of a child care facility on Princess Place Drive. The expansion will enable the owner to increase staff and, therefore, provide additional jobs. Construction began in late spring of 2005. During the fiscal year, the City Council also approved a request to re-appropriate the CDBG funds for this activity to the NorthSide Revitalization Strategy Area.

CDBG FUNDS AVAILABLE FROM PRIOR YEARS*	\$ 148,892.00
CDBG FUNDS EXPENDED THIS PERIOD	\$ .00
ECONOMIC DEVELOPMENT REVOLVING LOAN FUNDS AVAILABLE 2004-05	\$ 196,581.31
ECONOMIC DEVELOPMENT REVOLVING LOAN FUNDS RECEIVED 2004-05	\$ 109,120.70
ECONOMIC DEVELOPMENT REVOLVING LOAN FUNDS EXPENDED 2004-05	\$ 27,000.00
UDAG FUNDS AVAILABLE 2004-05	\$ 428,206.31
UDAG FUNDS RECEIVED 2004-05	\$ 49,047.34
UDAG FUNDS EXPENDED 2004-05	\$ .00
OTHER FUNDS EXPENDED 2004-05	\$ .00
TOTAL AMOUNT OF FUNDS AVAILABLE FOR FY2005-06	\$ 742,918.00

\*CDBG funds were re-appropriated in 2005-06 to the NorthSide Revitalization Strategy Area

## **First Fruit Ministries**

CDBG ACTIVITY: Public Service – Homeless Services

RESPONSIBLE AGENCY: First Fruit Ministries, Inc.

ACTIVITY LOCATION: 1105 Cowan Street, Wilmington, NC 2409

AREA SERVED: Citywide

MATRIX CODE: 03T

NATIONAL OBJECTIVE: Low/Moderate Income Clientele

CITATION: 570.201 (e)

GOAL: 16 Clients

ACCOMPLISHMENTS: 78 Clients

ACTIVITY DESCRIPTION: The program will provide housing and care to 16 homeless individuals. Operating funds will help to provide food and clothing, street outreach, case management services, counseling, and technical life skills preparation to the homeless in Wilmington.

ACCOMPLISHMENTS: First Fruit provided housing and care to 78 homeless clients. Of those, three were American Indian, three were multi-racial, 43 were Caucasian and 29 African American; four were female heads of household; 63 were disabled; three were elderly; and five were children. Homeless clients are presumed, by HUD, to be extremely low income.

CDBG FUNDS APPROPRIATED 2004-05	\$ 10,000.00
CDBG FUNDS EXPENDED THIS PERIOD	\$ 10,000.00
OTHER FUNDS EXPENDED THIS PERIOD	\$ 273,218.00

## **Family and Neighborhoods Institute of NC, Inc.**

CDBG ACTIVITY: Public Service – Youth Services

RESPONSIBLE AGENCY: Family and Neighborhoods Institute of NC, Inc.

ACTIVITY LOCATION: 1102 Orange Street, Wilmington, NC

AREA SERVED: Citywide

MATRIX CODE: 05D

NATIONAL OBJECTIVE: Low/Moderate Income Clientele

CITATION: 570.201 (e)

GOALS: 60 Youth

ACCOMPLISHMENTS: 95 Youth

ACTIVITY DESCRIPTION: The Institute will provide an academic, enrichment after-school program for at-risk eighth grade students attending New Hanover County Schools. The purpose of the program is to erase the inequalities in the early years of development—before the ninth grade or first year of high school. The program will serve 60 youth in FY 2004-05.

ACCOMPLISHMENTS: The Institute provided services to 95 at-risk youth. Of those, seven were Caucasian and 88 African American; 78 came from very-low income families; six were low income; and 11 were moderate income; 45 of the families were female heads of household.

CDBG FUNDS APPROPRIATED 2004-05	\$ 20,000.00
CDBG FUNDS EXPENDED THIS PERIOD	\$ 19,639.28
CDBF FUNDS UNEXPENDED THIS PERIOD	\$ 360.72
OTHER FUNDS EXPENDED THIS PERIOD	\$ 22,697.00

## Good Shepherd

GENERAL FUND ACTIVITY: Pubic Service – Homeless Services

RESPONSIBLE AGENCY: Good Shepherd Ministries of Wilmington, Inc.

ACTIVITY LOCATION: 811 Martin Street, Wilmington 28401

AREA SERVED: City Wide

MATRIX CODE: 03T                      NATIONAL OBJECTIVE: Low/Moderate Income Clientele

CITATION: 570.201 (e)              GOAL: 2,000 Clients      ACCOMPLISHMENTS: 1,165 Clients

ACTIVITY DESCRIPTION: The mission of Good Shepherd's Day Shelter is to provide a safe and sanitary day environment to shelter Wilmington's homeless population from the perils of street life, by offering restroom facilities, showers, clean clothes, hygiene and health supplies, prescription assistance, medical screening, emergency services and counseling. The Jobs Program provides job services for the shelter guests through employers in the community. The Soup Kitchen serves breakfast and lunch.

ACCOMPLISHMENTS: There were 21,507 sign-ins in 2004-05, for an average of 1,792 guests per month. Health and hygiene services were offered to its guests, including TB tests and treatment, flu shots and screenings as necessary. Southeastern Regional Mental Health Center maintained two caseworkers at the shelter to assist with mental health and substance abuse treatment. Homeless clients are presumed, by HUD, to be extremely low income.

Of the 1,165 (non-duplicated) clients, 538 were African American, 589 were Caucasian, 24 Native American, 20 Hispanic, and 12 other. Approximately 70 were single female heads of household, and 37 were disabled. In the day labor program, 1,371 individuals were able to find work for a total of 10,732 days worked during the fiscal year; 71,034 meals were served for a monthly average of 5,920. Second Helpings had another record year with: 598,148 pounds of food were collected and distributed.

CDBG FUNDS APPROPRIATED 2004-05	\$ 33,000.00
CDBG FUNDS EXPENDED THIS PERIOD	\$ 33,000.00
OTHER FUNDS EXPENDED THIS PERIOD	\$ 220,873.00

## **Good Shepherd – Shelter Construction**

CDBG ACTIVITY: Pubic Facilities – Homeless Shelter (Good Shepherd House)

RESPONSIBLE AGENCY: Good Shepherd Ministries of Wilmington, Inc.

ACTIVITY LOCATION: 811 Martin Street, Wilmington 28401

AREA SERVED: City Wide

MATRIX CODE: 03T                      NATIONAL OBJECTIVE: Low/Moderate Income Clientele

CITATION: 570.201 (e)                      GOALS: Complete Construction of One Night Shelter  
to Serve 124 People/Night

ACCOMPLISHMENTS: Shelter 75 percent complete as of June 30, 2005

ACTIVITY DESCRIPTION: Construction of a 124-bed overnight shelter for homeless men, women and families, with meeting room for up to 50 individuals.

ACCOMPLISHMENTS: Construction on the Good Shepherd night shelter is expected to be completed in August 2005, with the opening of the facility in October. As of June 30, 2005, the shelter was approximately 75 percent complete.

CDBG FUNDS APPROPRIATED 2004-053	\$	300,000.00
CDBG FUNDS EXPENDED THIS PERIOD	\$	198,063.88
CDBG UNEXPENDED FUNDS AVAILABLE	\$	101,936.12
OTHER FUNDS EXPENDED THIS PERIOD	\$	457,057.00



## Habitat for Humanity

CDBG ACTIVITY: Acquisition

RESPONSIBLE AGENCY: Cape Fear Habitat for Humanity

ACTIVITY LOCATION: 1208 S. Third Street, Wilmington, NC 28401

AREA SERVED: City Wide

MATRIX CODE: 01

NATIONAL OBJECTIVE: Low/Moderate Income Housing

CITATION: 570.201 (a)

GOAL: 4 Units

ACCOMPLISHMENTS: 8 Units

ACTIVITY DESCRIPTION: Site acquisition to allow for construction of up to four detached, affordable housing units. The houses are constructed with volunteer labor from the community.

ACCOMPLISHMENTS: Cape Fear Habitat for Humanity purchased one lot with CDBG funds and constructed eight homes, serving a total of 11 clients. All 11 clients were very low income and were African American; three of the clients were single female heads of households; and there were eight households with children. The remaining \$80,000 will be used for Cornerstone Commons.

Address	CDBG \$ Spent During 2004-05	Other Funding 2004-05	Total Cost as of June 30, 2005	Status
1021 N. 11th Street	\$ .00	\$ 60,000.00	\$ 66,253.00	Sold
1023 N. 11th Street	.00	50,000.00	59,023.00	Sold
1019 N. 11th Street	.00	30,728.00	64,914.00	Sold
1013 N. 11th Street	.00	50,000.00	69,923.00	Sold
1408 Church Street	.00	.00	68,290.00	Sold
516 S. 13th Street	18,739.26	.00	71,230.00	Sold
1401 King Street	.00	6,050.00	65,727.00	Sold
122 S. 16th Street	.00	25,594.00	67,519.00	Sold
Maides	20,000.00	.00	20,000.00	In Progress
<b>TOTAL : 9 UNITS</b>	<b>\$ 18,739.26</b>	<b>\$ 222,372.00</b>	<b>\$ 532,879.00</b>	<b>8 Units Completed</b>

CDBG FUNDS APPROPRIATED 2004-05	\$ 80,000.00
CDBG FUNDS AVAILABLE FROM PRIOR YEARS	38,475.18
CDBG FUNDS EXPENDED THIS PERIOD	38,475.18
CDBG UNEXPENDED FUNDS AVAILABLE	80,000.00
OTHER FUNDS EXPENDED THIS PERIOD	222,372.00

## **Habitat for Humanity**

CDBG ACTIVITY: Acquisition - Cornerstone Commons

RESPONSIBLE AGENCY: Cape Fear Habitat for Humanity

ACTIVITY LOCATION: 1208 S. Third Street, Wilmington, NC 28401

AREA SERVED: City Wide

MATRIX CODE: 01

NATIONAL OBJECTIVE: Low/Moderate Income Housing

CITATION: 570.201 (a)

GOAL: 32 (by 6/07) ACCOMPLISHMENTS: In Progress

ACTIVITY DESCRIPTION: The mid-year goal for 2004-05 was to purchase 5.1 acres for the development of an affordable housing project to be known as Cornerstone Commons. Over the next two years, 32 homes will be constructed for low- and moderate-income families: 24 by Habitat, with the additional eight lots sold to nonprofit housing developers for the construction of similar housing.

ACCOMPLISHMENTS: Cape Fear Habitat for Humanity has an option to purchase with the owner of the property. Negotiations are underway for a utility easement on an adjacent property. The agency expects to close by September 2005.

CDBG FUNDS APPROPRIATED 2004-05	\$ 251,000.00
CDBG FUNDS EXPENDED THIS PERIOD	\$ .00
CDBG UNEXPENDED FUNDS AVAILABLE	\$ 251,000.00

## **Historic Preservation**

CDBG ACTIVITY: Historic Preservation Grants

RESPONSIBLE AGENCY: City of Wilmington, NC

ACTIVITY LOCATION: 305 Chestnut Street, Wilmington, NC 28401

AREA SERVED: City Wide

ACCOMPLISHMENTS: 2 Units

ACTIVITY DESCRIPTION: As part of the housing rehabilitation program, the City provides grants to low-income homeowners whose houses require costly historic preservation measures, as a result of being located in an historic district.

ACCOMPLISHMENTS: The City provided two historic preservation grants to low- and moderate-income homeowners. One additional grant is in the process of being completed.

GENERAL FUNDS APPROPRIATED FROM PRIOR YEARS	\$ 226,116.00
GENERAL FUNDS EXPENDED THIS PERIOD	\$ 13,889.00
UNEXPENDED GENERAL FUNDS AVAILABLE	\$ 212,227.00

## Home Ownership Pool

CDBG ACTIVITY: Home Ownership Pool Loan Program

RESPONSIBLE AGENCY: City of Wilmington, NC

ACTIVITY LOCATION: 305 Chestnut Street, Wilmington, NC 28401

AREA SERVED: City Wide

MATRIX CODE: 13

NATIONAL OBJECTIVE: Low/Moderate Income Housing

CITATION: 570.201 (n)

GOAL: 22 Households

ACCOMPLISHMENTS: 19 Households

ACTIVITY DESCRIPTION: To provide 22 low-interest loans to help low- and moderate-income families in purchasing existing housing, those requiring repairs or new homes.

ACCOMPLISHMENTS: Between CDBG and the General Fund, the City completed 19 loans for new homeowners. The average cost of the homes purchased was \$103,399. The 19 households totaled 34 clients, 12 were African American, 20 were Caucasian, two multiracial, and one Hispanic ethnicity; five were very low income, 18 were low income, and 11 were moderate income; six were female heads of household. See Table 12 below and Map 1 (page 69) for details.

**TABLE 12 – HOP ACCOMPLISHMENTS 2004-05**

ADDRESS	CDBG \$ EXPENDED IN 2004-05	GENERAL FUND \$ EXPENDED	OTHER FUNDS EXPENDED	STATUS 6/30/02
4120 Sunglow Drive	40,400.00	.00	60,600.00	Completed
707 Indica Court # 102	46,760.00	.00	70,140.00	Completed
313 Maryland Ave.	42,494.00	.00	63,742.00	Completed
1018 S. 6th St.	38,000.00	.00	57,000.00	Completed
907 N. 11th St.	41,600.00	.00	62,400.00	Completed
335 Saint Rosea Dr.	41,600.00	.00	62,400.00	Completed
2111 Princess Place Drive	.00	*8,308.95	69,000.00	Completed
1217 S. 4th Street	.00	34,309.00	51,600.00	Completed
815 Campbell Street	.00	26,600.00	39,900.00	Completed
4132 Sunglow Drive	.00	44,910.00	67,364.00	Completed
2611 Willow Street	.00	36,284.00	54,600.00	Completed
4132 Sunglow Drive	.00	33,000.00	77,000.00	Completed
807 Elk Trail	.00	41,800.00	62,700.00	Completed
245 Maryland Avenue	.00	50,560.00	75,800.00	Completed
719 Indica Court # 302	.00	36,545.00	84,805.00	Completed
308 Maryland Avenue	.00	32,404.00	75,609.00	Completed
2310 Wrightsville Ave # 213	.00	32,070.00	74,830.00	Completed
2210 Klein Rd.	.00	27,354.00	63,826.00	Completed
2238 Adams St.	.00	29,677.00	69,248.00	Completed
Delivery Costs	\$ .00	\$ .00	\$ .00	--
<b>TOTAL: 19 UNITS</b>	<b>\$ 250,854.00</b>	<b>\$ 433,821.95</b>	<b>\$ 1,242,564.00</b>	<b>19 Completed</b>

\* 37,211.05 spent in FY 2003-04

## Home Ownership Pool Con't.

CDBG FUNDS APPROPRIATED FY2004-05	\$ 123,000.00
CDBG FUNDS AVAILABLE FROM PRIOR YEARS	\$ 34,588.35
CDBG FUNDS EXPENDED FY2004-05	\$ 117,241.96
CDBG UNEXPENDED FUNDS AVAILABLE 7/1/05	\$ 40,346.39
CDBG REVOLVING LOAN FUNDS AVAILABLE 7/1/04	\$ .00
CDBG REVOLVING LOAN FUND INCOME FY 2004-05	\$ 251,590.54
CDBG REVOLVING LOAN FUNDS EXPENDED FY 2004-05	\$ 251,590.54
CDBG REVOLVING LOAN FUNDS AVAILABLE 7/1/05	\$ .00
GENERAL FUNDS AVAILABLE 7/1/04	\$ 431,363.90
GENERAL FUND REVOLVING LOAN FUNDS RECEIVED FY 2004-05	\$ 307,972.40
GENERAL FUNDS EXPENDED FY 2004-05	\$ 436,463.33
GENERAL FUND UNEXPENDED FUNDS AVAILABLE 7/1/05	\$ 302,872.97
OTHER FUNDS EXPENDED THIS PERIOD	\$ 1,242,564.00

## Homeownership Services

CDBG ACTIVITY: Services for Potential Homeowners

RESPONSIBLE AGENCY: City of Wilmington

ACTIVITY LOCATION: 305 Chestnut Street, Wilmington, NC 28401

AREA SERVED: City Wide

ACTIVITY DESCRIPTION: This is a new activity started in FY 2003-04. The one percent origination fee that is charged on each loan in the Homeownership Pool reverts to the City for programs to assist and educate homeowners and potential homeowners. For example: homeownership counseling classes and printed information are paid through these fees.

FEES AVAILABLE IN FY 2004-05 (on hand and received)	\$ 27,912.14
FUNDS EXPENDED THIS PERIOD	\$ 3,444.38
UNEXPENDED FUNDS AVAILABLE	\$ 24,467.76

## **Housing - Acquisition**

CDBG ACTIVITY: Housing – Acquisition

RESPONSIBLE AGENCY: City of Wilmington

ACTIVITY LOCATION: 305 Chestnut Street, Wilmington, NC 28401

AREA SERVED: Citywide

MATRIX CODE: 01

NATIONAL OBJECTIVE: Low/Moderate Income Housing

CITATION: 570.201 (a)

GOALS: Identify Infill Land Available for Housing

ACTIVITY DESCRIPTION: The City of Wilmington will work closely with the Affordable Housing Coalition to develop a Request for Proposals (RFP) to identify a nonprofit housing organization that has the capacity to administer a community land trust; and to begin researching the availability of infill properties that can be part of the land trust.

ACCOMPLISHMENTS: Funds were appropriated in mid-year for Habitat for Humanity to purchase five acres. See "Habitat for Humanity" for details.

CDBG FUNDS REAPPROPRIATED TO HABITAT

\$ 225,000.00

## **Housing Delivery Costs**

CDBG ACTIVITY: Rehabilitation Administration

RESPONSIBLE AGENCY: City of Wilmington

ACTIVITY LOCATION: 305 Chestnut Street, Wilmington, NC 28401

AREA SERVED: City Wide

MATRIX CODE: 14H

NATIONAL OBJECTIVE: N/A

CITATION: 570.202(b)

ACCOMPLISHMENTS: N/A

ACTIVITY DESCRIPTION: Operating costs to assist in the planning and implementation of CDBG and HOME housing rehabilitation programs.

CDBG FUNDS APPROPRIATED 2004-05

\$ 175,000.00

CDBG FUNDS EXPENDED THIS PERIOD

\$ 175,000.00

GENERAL FUNDS EXPENDED THIS PERIOD

\$ 145,013.00

## **Housing Demolition**

CDBG ACTIVITY: Voluntary Demolition and Clearance

RESPONSIBLE AGENCY: City of Wilmington

ACTIVITY LOCATION: 305 Chestnut Street, Wilmington, NC 28401

AREA SERVED: Targeted Neighborhoods

MATRIX CODE: 04

NATIONAL OBJECTIVE: Low/Moderate Area

CITATION: 570.201 (d)

GOALS: Demolish Four Structures

ACTIVITY DESCRIPTION: This activity is part of the Housing Rehabilitation/Reconstruction/Relocation program but was made a separate activity during FY 2002-03, because demolition of a structure, that is being rehabilitated, is considered to be a grant, not part of the loan.

ACCOMPLISHMENTS: There were no demolition grants awarded in the rehabilitation program in 2004-05.

CDBG FUNDS AVAILABLE FROM PRIOR YEARS	\$ 28,524.00
CDBG FUNDS EXPENDED THIS PERIOD	\$ .00
CDBG UNEXPENDED FUNDS AVAILABLE	\$ 28,524.00

## **Housing Rehabilitation – Connection Fees**

CDBG ACTIVITY: Connection Fees for Low- and Moderate-Income Homeowners

RESPONSIBLE AGENCY: City of Wilmington

ACTIVITY LOCATION: 305 Chestnut Street, Wilmington, NC 28401

AREA SERVED: Annexation Areas (predominately)

MATRIX CODE: 14A

NATIONAL OBJECTIVE: Low/Moderate Income Clientele

CITATION: 570.201 (n)

GOALS: 100 Homeowners

ACTIVITY DESCRIPTION: To subsidize water and/or sewer connection fees for approximately 100 single-family, owner-occupied residences located in the City's corporate limits that were in existence prior to September 30, 2000.

ACCOMPLISHMENTS: Funds for this activity were re-appropriated in FY 2005-06 for other activities.

CDBG FUNDS REAPPROPRIATED FY 2005-06	\$ 149,000.00
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## Housing Rehabilitation - Emergency Repair Grants

CDBG ACTIVITY: Housing – Emergency Repairs

RESPONSIBLE AGENCY: City of Wilmington

ACTIVITY LOCATION: 305 Chestnut Street, Wilmington, NC 28401

AREA SERVED: City Wide

MATRIX CODE: 14A

NATIONAL OBJECTIVE: Low/Moderate Income Housing

CITATION: 570.202 (a)(1)

GOAL: 8 Households

ACCOMPLISHMENTS: 9 Households

ACTIVITY DESCRIPTION: Complete eight emergency repair projects for low- and moderate-income homeowners.

ACCOMPLISHMENTS: The City completed emergency rehabilitation grants for nine homeowners. The average grant was \$4,517. There were no grants in progress at the end of the fiscal year. The nine households totaled 15 clients, six were elderly; three were female heads of household; four were disabled; 15 were African American; two households were extremely low income, seven very low income and six were low income.

**Table 13 – EMERGENCY REPAIR GRANTS**

Address	CDBG \$ SPENT IN 2004-05	Status
1121 S. 6th Street	\$ * 336.50	Completed
532 Barclay Hills Drive	6,600.00	Completed
1605 Forbes Court	5,400.00	Completed
421 Campbell Street	3,000.00	Completed
1602 Forbes Court	5,700.00	Completed
1604 Forbes Court	6,130.00	Completed
1610 Ann Street	1,250.00	Completed
126 Rodgers Ave.	1,315.00	Completed
402 S. 16th St.	6,495.00	Completed
<b>9TOTAL UNITS</b>	<b>\$ 36,226.50</b>	<b>9 Completed</b>

\* \$4,428.50 CDBG funds spent in FY 2003-04

CDBG FUNDS APPROPRIATED 2004-05	\$ 44,000.00
CDBG FUNDS AVAILABLE FROM PRIOR YEARS	\$ 38,932.30
CDBG FUNDS EXPENDED THIS PERIOD	\$ 36,226.50
CDBG UNEXPENDED FUNDS AVAILABLE	\$ 46,705.80

## Housing Rehabilitation Loans

CDBG ACTIVITY: Housing Rehabilitation/Reconstruction – Single-family

RESPONSIBLE AGENCY: City of Wilmington

ACTIVITY LOCATION: 305 Chestnut Street, Wilmington, NC 28401

AREA SERVED: City Wide

MATRIX CODE: 13

NATIONAL OBJECTIVE: Low/Moderate Income Housing

CITATION: 570.201 (n)

GOAL: 10 Households

ACCOMPLISHMENTS: 3 Households

ACTIVITY DESCRIPTION: Housing rehabilitation loans are provided to assist low- and moderate-income owner occupants with rehabilitation work necessary to bring their homes into compliance with minimum standards. If reconstruction is necessary, demolition will be provided through a grant. The goal for FY2004-05 was to rehabilitate a total of 20 homes (10 through CDBG and 10 through HOME). The program includes grants for temporary relocation, lead based paint and historic preservation.

ACCOMPLISHMENTS: City staff processed seven housing rehabilitation loans, three of which were completed and closed during the program year. The three households consisted of three elderly clients, two of which were female heads of household; two were African American; and one was Caucasian. The three income levels were extremely low, very low and low. See Table 14 below and Map 1 (page 69) for details. (Also see the HOME Rehabilitation Loan program in Section X. The average loan amount for both activities was approximately \$40,000.)

**TABLE 14 – CDBG HOUSING REHABILITATION  
LOAN ACTIVITY 2004-05**

Address	CDBG \$ Spent During 2004-05	Relocation *Grants 2004-05	LBP *Grants 2004-05	**Total Cost of Rehabilitation	Status
1111 S. 3 <sup>rd</sup> Street	\$ 20,925.00	\$ 1,500.00	\$ 17,265.57	\$ 45,891.57	Completed
1211 S. 7 <sup>th</sup> Street	1,582.50	220.00	2,457.28	41,103.23	Completed
1110 Spofford Circle	765.00	.00	460.00	7,673.00	Completed
3615 Sylvan Drive	2,896.92	5,600.00	11,706.00	.00	In Progress
1418 Dock Street	5,100.65	.00	.00	.00	In Progress
2153 Fowler Street	15,089.62	375.00	1,590.51	.00	In Progress
510 Bladen Street	5,089.31	.00	.00	.00	In Progress
Delivery Costs	9,788.59	.00	.00	--	--
<b>TOTAL : 7 UNITS</b>	<b>\$ 61,237.59</b>	<b>\$ 7,695.00</b>	<b>\$ 33,479.36</b>	<b>\$ 94,667.80</b>	<b>3 Units Completed</b>

\* Relocation and Lead-Based Paint (LBP) Grants paid by other CDBG and General funds

\*\*Includes Historic Preservation Grants and expenditures in prior years

CDBG REVOLVING FUNDS AVAILABLE 2004-05	\$ 449,803.81
CDBG REVOLVING FUND INCOME 2004-05	\$ 267,810.41
CDBG REVOLVING FUNDS EXPENDED THIS PERIOD 2004-05	\$ 61,237.59
CDBG UNEXPENDED FUNDS AVAILABLE	\$ 559,747.77



## **Housing – Relocation**

CDBG ACTIVITY: Relocation

RESPONSIBLE AGENCY: City of Wilmington

ACTIVITY LOCATION: 305 Chestnut Street, Wilmington, NC 28401

AREA SERVED: City Wide

MATRIX CODE: 08

NATIONAL OBJECTIVE: Low/Moderate Income Clientele

CITATION: 570.201 (n)

GOALS: 4 Households

ACCOMPLISHMENTS: 2 households

ACTIVITY DESCRIPTION: Housing relocation grants are used to assist low- and moderate-income owner occupants who are obtaining housing rehabilitation loans from the city to bring their homes into compliance with minimum standards. The City's goal is to minimize the necessity of relocation as much as possible for those homeowners whose property is being rehabilitated. Relocation of a homeowner is considered to be a grant, not part of the loan. (See Housing Rehabilitation.)

ACCOMPLISHMENTS: Two families received relocation grants as part of the rehabilitation of their homes in 2004-05. Two additional rehabilitation projects involving relocation are in progress.

CDBG FUNDS APPROPRIATED 2004-05	\$ 25,000.00
CDBG FUNDS APPROPRIATED FROM PRIOR YEARS	\$ 19,919.62
CDBG FUNDS EXPENDED THIS PERIOD	\$ 7,695.00
CDBG UNEXPENDED FUNDS AVAILABLE	\$ 37,224.62

## **Housing - Rental Rehabilitation**

CDBG ACTIVITY: Rental Housing Rehabilitation

RESPONSIBLE AGENCY: City of Wilmington

ACTIVITY LOCATION: 305 Chestnut Street, Wilmington, NC 28401

AREA SERVED: Low- and Moderate-Income Census Tracts

GOAL: Six

ACCOMPLISHMENTS: One in Progress

ACTIVITY DESCRIPTION: Housing rehabilitation loans to property owners with rehabilitation work necessary to bring their units into compliance with minimum standards. The goal is to rehabilitate a total of six units that will be available for rent to low- and moderate-income families or individuals.

ACCOMPLISHMENTS: One loan was approved in FY 2003-04. The project was approximately 50 percent complete, as of 6/30/05. In May 2005, the contractor declared bankruptcy. Staff are attempting to locate another contractor for the job.

RENTAL REBAB FUNDS AVAILABLE 7/1/03	\$ 481,534.95
RENTAL REBAB PROGRAM INCOME FY 2004-05	\$ 27,710.25
RENTAL REBAB FUNDS EXPENDED FY 2004-05	\$ 31,544.05
UNEXPENDED RENTAL REHAB FUNDS AVAILABLE 6/30/04	\$ 477,701.15
OTHER FUNDS EXPENDED THIS PERIOD (BANK LOANS)	\$ 23,962.95

## Leading Into New Communities (LINC)

CDBG ACTIVITY: Pubic Service – Economic Development

RESPONSIBLE AGENCY: Leading Into New Communities

ACTIVITY LOCATION: 1202 Castle Street, Wilmington

AREA SERVED: City Wide

MATRIX CODE: 05H

NATIONAL OBJECTIVE: L/M Clientele: Jobs

CITATION: 570.201 (e)

GOALS: 60 Clients

ACCOMPLISHMENTS: 153 Clients

ACTIVITY DESCRIPTION: To facilitate the preparation of ex-offenders for employment, including vocational training, job placement and employment maintenance services. LINC will attempt to show a one-year employment maintenance rate of 70 percent for these ex-offenders. Funds for this program shall be used as local matching funds for state grants from the Governor's Crime Commission or the NC Department of Juvenile Justice and Delinquency Prevention.

ACCOMPLISHMENTS: LINC far exceeded their expectations by serving 153 clients during fiscal year 2004-05, 27 of whom were Caucasian; 124 were African American; and two were Native American. Seven were disabled; 12 were female heads of household; and there were 8 families with minor children. All 153 were homeless felons recently released from prison and, therefore, are presumed, by HUD, to be extremely low income.

Of the 153 clients, 113 remained active in the program at the end of the fiscal year and were complying with the program requirements; 56 are still working and two are in school. The number of clients that LINC assisted this past fiscal year was much greater than previous years, because not only did the prison release rate increase, but certain strategies that LINC created to build awareness about the program in the community and within the prison system, increased intake significantly. In addition, with training, staff was better equipped to deliver the level of service that was required for the population which LINC serves.

CDBG FUNDS APPROPRIATED 2004-05	\$ 20,000.00
CDBG FUNDS EXPENDED THIS PERIOD	\$ 20,000.00
OTHER FUNDS EXPENDED THIS PERIOD	\$ 168,500.00

## **Lead-Based Paint**

CDBG ACTIVITY: Lead-Based Paint Hazards Test and Hazard Reduction

RESPONSIBLE AGENCY: City of Wilmington

ACTIVITY LOCATION: 305 Chestnut Street, Wilmington, NC 28401

AREA SERVED: City Wide

ACCOMPLISHMENTS: 6 Grants

ACTIVITY DESCRIPTION: To continue the lead-based paint (LBP) and hazard reduction program for the City of Wilmington.

ACCOMPLISHMENTS: The following activities took place during the program year:

- Staff conducted 22 inspections of properties with the potential of a lead-based paint hazard.
- Of the 13 cases determined to be lead-based by risk assessment or assumption, five received clearances. During FY 2004-05, six grants were completed, and there are four cases in progress.

All properties built prior to 1978 have LBP hazard potential. During the “final specifications” process, a risk assessment is performed to determine the presence of lead hazards. A number of cases do not get to the testing stage due to various reasons, i.e., client decides not to purchase the property (HOP), cost of rehabilitation is too great, other disqualifying factors.

GENERAL FUNDS APPROPRIATED FROM PRIOR YEARS	\$ 240,398.58
GENERAL FUNDS EXPENDED THIS PERIOD	\$ 125,396.24
UNEXPENDED GENERAL FUNDS AVAILABLE	\$ 115,002.34

## **Maintenance Grants**

CDBG ACTIVITY: Housing Maintenance Grants

RESPONSIBLE AGENCY: City of Wilmington, NC

ACTIVITY LOCATION: 305 Chestnut Street, Wilmington, NC 28401

AREA SERVED: City Wide

ACCOMPLISHMENTS: 5 households

ACTIVITY DESCRIPTION: As part of the housing rehabilitation program, the City provides grants to residents who have housing rehabilitation loans with the city and whose houses require maintenance assistance.

ACCOMPLISHMENTS: The City provided five maintenance grants to low- and moderate-income homeowners. The average grant was approximately \$2,656. There were six clients served in the five households. One was extremely low income, four very low, and one low. All six were African American elders; and two were female heads of households. The City also spent \$1,587.10 on the World Changers program.

GENERAL FUNDS AVAILABLE FROM PRIOR YEARS	\$ 86,081.18
GENERAL FUNDS EXPENDED THIS PERIOD	\$ 14,865.10
UNEXPENDED GENERAL FUNDS AVAILABLE	\$ 71,216.08

## Neighborhood Grants

CDBG ACTIVITY: Public Service

RESPONSIBLE AGENCY: City of Wilmington

ACTIVITY LOCATION: 305 Chestnut Street, Wilmington, NC 28401

AREA SERVED: City Wide

MATRIX CODE: 05

NATIONAL OBJECTIVE: Low/Moderate Income Areas

CITATION: 570.201 (e)

GOAL: Two Grants

ACCOMPLISHMENTS: Two Grants Awarded

ACTIVITY DESCRIPTION: Funding will be used in conjunction with the Office of Neighborhoods, Community Services Department to implement and support small community driven initiatives designed improve the overall appearance of neighborhoods. Organizations accessing funds need to be duly organized but not required to be a 501©(3). Approximately two grants would be made available with this funding in two neighborhoods.

ACCOMPLISHMENTS: Although the Office of Neighborhoods has been eliminated, the Community Development Division continues to oversee the administration of this initiative. Two grants were awarded in FY 2004-05 and are currently in process. One grant, in the amount of \$5,000, is for a sign for the Sunset Park community. The second grant, in the amount of \$10,922.15, will be used to install two greenhouses in the Creekwood South public housing development. This is a cooperative effort between Creekwood South Resident Association, the Wilmington Housing Authority, the North Carolina Cooperative Extension and several volunteers.

CDBG FUNDS APPROPRIATED FROM PREVIOUS YEARS	\$ 15,922.15
CDBG FUNDS EXPENDED THIS PERIOD	\$ .00
CDBG UNEXPENDED FUNDS AVAILABLE	\$ 15,922.15

## UDAG Funds

CDBG ACTIVITY: N/A

RESPONSIBLE AGENCY: City of Wilmington, NC

ACTIVITY LOCATION: 305 Chestnut Street, Wilmington, NC 28401

AREA SERVED: City Wide

ACTIVITY DESCRIPTION: Urban Development Action Grant (UDAG) funds are revenues that continue to come back to the City as a result of expenditures during the days that UDAG monies were appropriated to cities through HUD for community development activities.

ACCOMPLISHMENTS: See the "Community Lending Program."

UDAG FUND BALANCE 7/1/03	\$ 428,206.31
UDAG REVENUES RECEIVED DURING 2004-05	\$ 49,047.34
UDAG FUNDS EXPENDED THIS PERIOD	\$ .00
UDAG FUND BALANCE 6/30/04	\$ 477,253.65

## Voluntary Demolition and Clearance

CDBG ACTIVITY: Voluntary Demolition and Clearance

RESPONSIBLE AGENCY: City of Wilmington

ACTIVITY LOCATION: 305 Chestnut Street, Wilmington, NC 28401

AREA SERVED: Targeted Neighborhoods

MATRIX CODE: 04 – Clearance and Demolition      NATIONAL OBJECTIVE: Low/Moderate Area

CITATION: 570.201 (d)      GOAL: 16 Properties      ACCOMPLISHMENTS: 12 Properties

ACTIVITY DESCRIPTION: The program will provide assistance to low- and moderate-income property owners in targeted neighborhoods comply with code violations. The program will provide financial assistance to property owners to help with elimination of slum and blight conditions; and for lot clearance and demolition of dilapidated structures in designated areas. The goal is to assist with a combination to include two demolitions, 10 lot clearings, and four boardings.

ACCOMPLISHMENTS: Code Enforcement completed clearance of 12 properties in low-income census tracts. Of those 12, nine were lot clearings, and three were demolitions.

**TABLE 14 VOLUNTARY DEMOLITION  
AND CLEARANCE ACTIVITIES 2004-05**

Address	CDBG \$ Spent During 2004-05	General \$ Spent During 2004-05	Status
723 S. 8th Street	\$ 60.00	.00	Completed
5911 Market Street	2,942.00	.00	Completed
611 Queen Street	400.00	.00	Completed
811 Marsteller Street	1,500.00	.00	Completed
520 Nixon Street	795.00	.00	Completed
913 Frances Marion Street	685.00	.00	Completed
314 Lance Drive	2,000.00	.00	Completed
1109 Grace Street	250.00	.00	Completed
112 Dawson Street	2,950.00	.00	Completed
5525 Fuller Drive	2,765.00	.00	Completed
0 Market Street	2,165.00	.00	Completed
2958 Washington Street	.00	.00	In Progress
708 S. 16th Street	80.00	.00	Completed
<b>TOTAL : 7 UNITS</b>	<b>\$ 16,592.00</b>	<b>.00</b>	<b>Units Completed</b>

CDBG FUNDS AVAILABLE FROM PRIOR YEARS	\$ 21,099.00
CDBG FUNDS EXPENDED THIS PERIOD	\$ 16,592.00
CDBG UNEXPENDED FUNDS AVAILABLE	\$ 8,949.00
OTHER FUNDS EXPENDED THIS PERIOD	\$ .00

## **VOA – Willow Pond Apartments**

CDBG ACTIVITY: Transitional Housing/VOAC – Willow Pond Apartments

RESPONSIBLE AGENCY: VOAC (Volunteers of America of the Carolinas)  
VOA – Willow Pond, Inc.

ACTIVITY LOCATION: 3508-102 Frog Pond Place, Wilmington

AREA SERVED: City Wide

MATRIX CODE: 05G

NATIONAL OBJECTIVE: Low/Moderate Income Clientele

CITATION: 570.201 (e)

GOALS: 60 Clients

ACCOMPLISHMENTS: 56 Clients

ACTIVITY DESCRIPTION: To help provide decent, affordable housing and supportive services for homeless battered families and their children. Funds will be used for administrative expenses at a transitional housing site of 12 units, serving single parent, abused families and their children.

ACCOMPLISHMENTS: VOA-Willow Pond served 56 victims of domestic abuse (18 families) who are presumed, by HUD, to be homeless and, therefore, are extremely low income. Of the 56 victims, 26 were African American (one of which was Hispanic ethnicity), 29 were Caucasian (three of which were Hispanic ethnicity); and one was Hispanic/Native American. Eighteen were female heads of household. Of the 56 clients served, 34 were children.

CDBG FUNDS APPROPRIATED 2004-05	\$ 20,000.00
CDBG FUNDS EXPENDED THIS PERIOD	\$ 20,000.00
OTHER FUNDS EXPENDED THIS PERIOD	\$ 126,388.00

## **Wilmington Interfaith Hospitality Network**

CDBG ACTIVITY: Public Service – Cottage Industry

RESPONSIBLE AGENCY: Wilmington Interfaith Hospitality Network (WIHN)

ACTIVITY LOCATION: 411 North 4<sup>th</sup> Street, Wilmington, NC 28401

AREA SERVED: Citywide

MATRIX CODE: 05G

NATIONAL OBJECTIVE: Low/Moderate Clientele

CITATION: 570.201 (e)

GOALS: 50 Clients

ACCOMPLISHMENTS: 97 Clients

ACTIVITY DESCRIPTION: The WIHN will develop a cottage printing industry to provide job training and work experience for approximately 50 homeless individuals. These adults will gain work experience and finances to become independent, while seeking permanent jobs and housing.

ACCOMPLISHMENTS: WIHN served 97 homeless clients during the program year. The homeless are presumed, by HUD, extremely low income. Of the 97 clients, 50 were African American; 18 were Caucasian; two were Native American; and four were "Other." Nineteen were female heads of household; one was disabled; and 58 were children. The CDBG funding enabled the WIHN staff to work closely with families as they negotiated the social services system and sought permanent employment and housing.

CDBG FUNDS APPROPRIATED 2004-05	\$ 10,000.00
CDBG FUNDS EXPENDED THIS PERIOD	\$ 10,000.00
OTHER FUNDS EXPENDED THIS PERIOD	\$ .00

## SECTION X

### HOME NARRATIVE – Home Investment Partnerships Program Activities

#### A. General Overview of HOME Activities

HOME projects fell into the following HOME-eligible HOME ACTIVITY TYPES: (1) owner-occupied housing rehabilitation; (2) single-family new construction; (3) down payment assistance; and (4) transitional housing for the chronically homeless.

- ▷ 3 homes that were owner-occupied were rehabilitated through HOME;
- ▷ 3 new homes were sold by CHDO's to low- to moderate-income families;
- ▷ 10 new homes were sold by WHFD with the assistance of construction funds or down payment assistance; and
- ▷ 9 transitional housing units were made available through the completing of the First Fruit Dream Center.

#### B. Low/Moderate Income Benefit

**Table 16 Race & Income Characteristics of All HOME Program Beneficiaries**

	AME CHDO	CFCDC CHDO	FFM TH	HOUS. REHAB	WHA DPA	WHFD	TOTAL SERVED
<b>Total</b>	<b>2</b>	<b>6</b>	<b>*</b>	<b>12</b>	<b>0</b>	<b>27</b>	
<b><u>By Race</u></b>							
Asian	~	2	~	~	~	~	2
African American	2	4		10	~	24	40
Caucasian	~	~	~	2	~	3	5
Native American	~	~	~	~	~	~	~
Other/unknown	~	~	~	~	~	~	~
<b><u>By Income</u></b>							
Extremely Low	~	2	~	2	~	~	4
Very Low	~	~	~	~	~	7	7
Low	2	4	~	10	~	20	36
Moderate	~	~	~	~	~	~	~
> 100 % Median Income	~	~	~	~	~	~	~
<b><u>Family Status</u></b>							
Female Head Household	2	2	~	1	~	4	9
Elderly	~	1	~	~	~	1	2
Disabled	~	~	~	~	~	2	2
Family w/Children	1	2	~	1	~	4	8

AME: A.M.E. Zion Community Development Corporation

CFCDC: Cape Fear Regional Community Development Corporation

REHAB: Housing Rehabilitation

FFM: First Fruit Ministries – Transitional Housing

WHFD: Wilmington Housing Finance and Development

WHA: Wilmington Housing Authority – Down Payment Assistance

\*Beneficiary information is reported in Section IX, under First Fruit Ministries

#### C. Rental Housing Inspections

HUD regulations require annual on-site inspections for HOME-assisted rental housing developments consisting of 26 or more units, inspections every two years for developments of 5-25 units, and every three years for developments of 1-4 units. Inspections include compliance with HUD's five basic goals for HOME rental units as follows: ensuring affordability; determining that the units are occupied by qualified families; enforcing property standards; assessing the effectiveness of affirmative marketing plans; and ensuring lease terms are allowable under HOME rule.

Following is a list of the HOME-assisted rental projects and their compliance with HOME regulations (at least 90 percent of units must be rented to households below 60 percent of median area income). During the reporting period, the Community Development staff conducted inspections in accordance with the schedule listed below.

<b><u>Name</u></b>	<b><u># Units</u></b>	<b><u>Last Inspected</u></b>	<b><u>% Units &lt; 60% MAI</u></b>	<b><u>Next Inspection</u></b>
Hooper School	22	8/04	95%	Completed
Hopewood	16	8/05	100%	8/07
First Fruit Dream Cntr	9	8/05	100%	8/07

#### **D. Resale – Recapture Provisions**

In accordance with the applicable homebuyer recapture/resale provision outlined in 24 CFR Part 92, Wilmington has adopted the recapture provision for its HOME-assisted homeownership housing. The city requires the recapture of its HOME-funded homeownership housing assistance from net sales proceeds when the original homebuyer sells the property during the affordability period. Net proceeds are the funds remaining from the sale of the property by the original homebuyer less the repayment of the outstanding balance on any superior mortgage, sales commission, the original homebuyer's down payment and the cost of any property improvements made by the original homebuyer. To the extent that net proceeds are available at closing, all or a portion of the HOME funds are due and payable.

Recaptured HOME funds by Community Housing Development Organizations (CHDO), on behalf of the City of Wilmington are not considered to be CHDO proceeds but shall be used by the CHDO's to provide affordable housing for the City of Wilmington. Not more than 10 percent of recaptured funds may be used for CHDO administration.

Recaptured HOME funds provided by an agency other than a CHDO, will be recaptured by the City of Wilmington to be used for eligible HOME activities in accordance with the requirements of the HOME statute and regulations, in the same manner as program income. Not more than 10 percent of the recaptured funds may be used by the City for administrative or planning costs.

All homeowner assistance involving HOME funds shall be provided as deferred payment loans with an interest rate of zero percent and be evidenced by a note secured by a deed of trust on the property (see Attachment A). The entire amount of the loan shall be due and payable, if the homebuyer does not continue to occupy the property as their principal residence for the duration of the period of affordability ("recapture provision"). During the period of affordability, the homebuyer shall not be permitted to refinance the property without the approval of the City.

The recapture provision shall be revoked, if an ownership interest is terminated during the period of affordability by foreclosure, transfer in lieu of foreclosure, or assignment of a FHA-insured mortgage to HUD. If the owner thereafter obtains a redemptive interest in the property, the original affordability period resumes and continues until its term expires. The amount due to the City of Wilmington may also be forgiven to the extent allowed in the HUD regulations.

The recapture provision will ensure that each housing unit will remain affordable for a period of time determined by the recapture schedule below, established in accordance with 24 CFR 92.254 (a) (4):



HOME Funds Provided  
Less than \$15,000  
\$15,000 - \$40,000  
More than \$40,000

Period of Affordability  
5 Years  
10 Years  
15 Years

Each deed to property acquired with HOME assistance shall include restrictions providing the CHDO or the City the first right to purchase the property in the event of resale, foreclosure or exercise of a due-on-sale clause. Such right-to-purchase shall be assignable to another low-income family. The right to purchase shall extend for the period of the loan agreement. The purchase price under the right-of-purchase shall be fair market value or the price the owner is willing to accept from a third party.

### E. Details of HOME-Assisted Projects

The following pages contain detailed reports on each HOME-funded project that was active during the program year. Table 1, page 2 describes how the City met its five-year and one-year housing goals.

**TABLE 17 – SUMMARY OF HOME-FUNDED PROJECTS  
2004-05 Program Year**

Project Title	HOME \$ Budgeted 2004-05*	HOME \$ Available from Prior Years	HOME \$ Expended 2004-05	\$ Expended from Other Sources
Administration - HOME Program	\$ 50,031.00	\$ .00	\$ 50,031.00	\$ .00
Administration - CHDO	.00	11,145.26	9,906.65	.00
The Arc - Rental Housing	318,000.00	.00	151,038.89	20,338.00
A.M.E. Zion - CHDO	30,000.00	98,520.68	.00	*244,010.51
CFRCDC - CHDO	200,000.00	91,006.72	.00	*28,759.51
First Fruit - Transitional Housing	.00	31,441.60	31,441.60	477,061.00
Harbor Foundation - CHDO	.00	84,488.00	18,410.00	.00
Housing Rehabilitation***	.00	338,637.48	204,656.33	***
WHFD - Construction/DPA	.00	144,823.50	20,220.00	**176,617.00
WHA - Down Payment Assistance	182,000.00	15,000.00	.00	N/A
<b>Grand Total</b>	<b>\$ 780,031</b>	<b>\$ 815,063.24</b>	<b>\$ 485,704.47</b>	<b>\$ 946,786.02</b>

\* Includes CHDO Proceeds

\*\* Includes General Fund Loan Program

\*\*\* Does not include LBP, Historic Preservation or Relocation

## **Administration - HOME Program**

HOME ACTIVITY TYPE: Program Planning and Administration

ACTIVITY LOCATION: 305 Chestnut Street, Wilmington, NC 28401

AREA SERVED: City Wide

MATRIX CODE: 14H

ACTIVITY DESCRIPTION: Administration of HOME program, to ensure timely use of funds, effective programming, compliance with federal regulations, citizen participation, and coordination with other governmental and non-profit agencies.

ACCOMPLISHMENTS: During the reporting year, a total of \$50,000.00 in HOME funds was spent on program administration and related activities.

HOME FUNDS APPROPRIATED 2004-05	\$ 50,031.00
HOME FUNDS EXPENDED THIS PERIOD	\$ 50,031.00
GENERAL FUNDS EXPENDED THIS PERIOD	\$ .00

## **Administration - CHDO**

HOME ACTIVITY: Operating Expenses

RESPONSIBLE AGENCY: Community Housing Development Organizations

AREA COVERED: Community Wide

MATRIX CODE: 21 HOME CHDO Operating Expenses

ACTIVITY DESCRIPTION: Operating cost to administer homeownership activities. Activities include client intake, financial counseling, and home maintenance training, as well as general oversight of the construction of new homes for low-income families.

ACCOMPLISHMENTS: Three CHDO's participated in the HOME housing project.

HOME FUNDS AVAILABLE FROM PRIOR YEARS	\$ 11,145.26
HOME FUNDS EXPENDED THIS PERIOD BY CFR CDC	\$ 148.04
HOME FUNDS EXPENDED THIS PERIOD BY AME ZION	\$ 9,758.61
HOME FUNDS EXPENDED THIS PERIOD BY HARBOR	\$ .00
HOME UNEXPENDED FUNDS AVAILABLE TO AME ZION	\$ 241.39
HOME UNEXPENDED FUNDS AVAILABLE TO AME & CFR CDC	\$ 997.22

## The Arc

PRIORITY NEED CATEGORY: Rental Construction for People with Disabilities

RESPONSIBLE AGENCY: The Arc of North Carolina

AGENCY LOCATION: 5041 New Centre Drive, Wilmington, NC 28401

AREA COVERED: City Wide

MATRIX CODE: 12

NATIONAL OBJECTIVE: Low/Moderate Income Housing

CITATION: 92.205(d)

EXPECTED COMPLETION DATE: 8/31/05

GOALS: Acquisition/Construction 8 Units

ACCOMPLISHMENTS: Acquisition Completed

ACTIVITY DESCRIPTION: Construction of four new duplexes, to be rented to 16 low- and moderate-income disabled individuals. The project will be know as Cottonwood and is a scattered-site development.

ACCOMPLISHMENTS: Four properties were purchased in 2004-05. This is the first modular housing project funded by the City. While the modular concept tends to produce a rapid construction and site completion process, the design of units or modifications to existing unit designs that are necessary to accommodate special needs clientele, cause a slight delay the initial process.

HOME FUNDS ALLOCATED MID-YEAR 2004-05	\$ 318,000.00
HOME FUNDS EXPENDED THIS PERIOD	\$ 151,038.89
OTHER FUNDS EXPENDED	20,338.00

## A. M. E. Zion Housing Development Corp. - CHDO

HOME ACTIVITY: Housing Construction

RESPONSIBLE AGENCY: A.M.E. Zion Housing Community Development Corporation

ACTIVITY LOCATION: 620 Nixon Street, Wilmington, NC 28401

AREA COVERED: Community Wide

CITATION: 92.205      GOALS: Construct 2/Sell 2 Units      ACCOMPLISHMENTS: 1 Unit Sold

GOALS: A.M.E. Zion had a mid-year goal to construct and sell two new houses to first-time homebuyers.

ACCOMPLISHMENTS: The CHDO sold one unit during 2004-05. The new homeowner was a low-income, African American, female head of household with one minor child.

**Table 18 – A.M.E. Zion Accomplishments During 2004-05**

ACTIVITY ADDRESS	HOME FUNDS 2004-05	CHDO PROCEEDS 2004-05	TOTAL COST OF UNIT AS OF 6/30/05	STATUS
208 S. 14 <sup>th</sup> Street	\$ .00	\$ 2,064.65	\$ 91,020.18	Sale Pending
1208 S. 4 <sup>th</sup> Street	.00	357.50	10,808.50	In Progress
1210 S. 4 <sup>th</sup> Street	.00	434.90	10,885.90	In Progress
2908-A Princess Pl. Dr.	.00	2,969.39	40,769.64	In Progress
2908-B Princess Pl. Dr.	.00	5,558.07	43,358.32	In Progress
310 N. 29 <sup>th</sup> Street	.00	949.13	19,819.63	In Progress
1220 S. 8 <sup>th</sup> Street	.00	74,627.40	91,912.90	Sale Pending
907 N. 11 <sup>th</sup> Street	.00	111,451.13	118,373.25	Sold
905 Grace Street	.00	275.00	7,440.37	In Progress
907 Grace Street	.00	301.50	301.50	In Progress
911 Grace Street	.00	96.47	8,048.97	Vacant Lot
823 Hanover Street	.00	.00	.00	In Progress
910 S. 5 <sup>th</sup> Street	.00	705.00	705.00	In Progress
915 Grace Street	.00	53.09	7640.00	In Progress
Miscellaneous Expenditures	.00	44,167.28		
<b>CONSTRUCTED 0 UNITS</b>	<b>\$ .00</b>	<b>\$ 244,010.51</b>	<b>--</b>	<b>SOLD 1 UNIT</b>

HOME FUNDS APPROPRIATED FY 2004-05	\$ 30,000.00
HOME FUNDS AVAILABLE FROM PRIOR YEARS	\$ 98,520.68
HOME FUNDS EXPENDED THIS PERIOD	\$ .00
HOME UNEXPENDED FUNDS AVAILABLE	\$ 128,520.68
CHDO PROCEEDS AVAILABLE 2004-05	\$ 330,451.66
CHDO PROCEEDS RECEIVED 2004-05	\$ 92,780.77
CHDO PROCEEDS (INTEREST) RECEIVED 2004-05	\$ 3,353.64
CHDO PROCEEDS EXPENDED	\$ 244,010.51
CHDO PROCEEDS AVAILABLE 2005-06	\$ 179,221.92

## Cape Fear Regional CDC - CHDO Housing

HOME ACTIVITY: Housing Construction

RESPONSIBLE AGENCY: Cape Fear Regional Community Development Corporation

ACTIVITY LOCATION: 511 Cornelius-Harnett Drive, Wilmington, NC

AREA SERVED: City Wide

CITATION: 92.205

GOALS: Construct or Rehab 5/Sell 7 Units

ACCOMPLISHMENTS: 2 Units Sold

GOALS: Cape Fear Regional CDC's goals for FY 2004-05 were to purchase and rehabilitate two homes, to be sold to first-time homebuyers. The goals for previous years include the construction of three new homes and the sale of those three, plus five existing homes.

ACCOMPLISHMENTS: Two units sold; no units were constructed or rehabbed. Four other units remain unsold due to the location of the houses and lack of qualified buyers. The two units sold included six family members, four of whom were African American and two were Asian; two were extremely low income, and four were low income. Both homeowners were female heads of household with a total of three children and one elder.

**Table 19 Cape Fear Regional CDC Accomplishments During 2004-05**

ACTIVITY ADDRESS	HOME FUNDS 2004-05	CHDO PROCEEDS 2004-05	TOTAL COST OF UNIT AS OF 6/30/05	STATUS
810 Russells Alley Not Sold (10/18/00)	\$ .00	\$ .00	\$ 69,988.85	Not Sold
814 Russells Alley Not Sold (10/18/00)	.00	.00	68,760.00	Not Sold
926 S. 2nd Street	.00	.00	64,900.00	Sold
1112 Brown's Alley;	.00	.00	104,550.00	Sold
1009 N. 6 <sup>th</sup> Street Not Sold (11/26/03)	.00	.00	58,538.00	Not Sold
815 Walnut Street - Rehab	.00	.00	75,000.00	In Progress
Operating Expenses	.00	28,759.51	---	---
<b>6 UNITS FY 2004-05</b>	<b>\$ .00</b>	<b>\$ 28,759.51</b>	<b>---</b>	<b>2 Unit Completed</b>

HOME FUNDS APPROPRIATED 2004-05	\$ 200,000.00
HOME FUNDS AVAILABLE FROM PRIOR YEARS*	\$ 91,006.72
HOME FUNDS EXPENDED THIS PERIOD	\$ .00
HOME UNEXPENDED FUNDS AVAILABLE	\$ 291,006.72
CHDO PROCEEDS AVAILABLE 2004-05	\$ 28,917.64
CHDO PROCEEDS RECEIVED 2004-05	\$ 1,279.00
CHDO PROCEEDS (INTEREST) RECEIVED 2004-05	\$ 96.37
CHDO PROCEEDS EXPENDED	\$ 28,759.51
CHOD PROCEEDS AVAILABLE 2005-06	\$ 5,533.50

## **First Fruit - Transitional Housing**

HOME ACTIVITY: Continuum of Care (Transitional Housing)

RESPONSIBLE AGENCY: First Fruit Ministries

ACTIVITY LOCATION: 2750 Vance Street, Wilmington, NC

AREA SERVED: City Wide

CITATION: 92.205(a)      GOALS: Acquisition/ Rehab nine Units      ACCOMPLISHMENTS: nine Units

ACTIVITY DESCRIPTION: To acquire property for transitional housing for the homeless. The building in question will provide housing for nine individuals and four families. Facilities will include common areas, warehouse space for clothing and food, kitchen facilities, offices for caseworkers and provider services. The goal for FY 2002-03 was to renovate the property. The goal was revised in 2003 to develop nine units for individuals.

ACCOMPLISHMENTS: Rehabilitation of the facility was delayed in 2003 when First Fruit discovered that they would have to purchase the Dream Center property. Purchase of the facility was completed early in the next fiscal year. A re-evaluation of the project and a business plan was developed during 2004-05 by ICF, Inc. (consultants), with the owners and executives of First Fruit. Phase I of the project was completed in June 2005, and nine of the 11 units were occupied in December 2004. Two family units are temporarily available in a nearby building, until the last phase of the Dream Center is completed.

HOME FUNDS AVAILABLE FROM PRIOR YEARS	\$ 31,441.60
HOME FUNDS EXPENDED THIS PERIOD	\$ 31,441.60
OTHER FUNDS EXPENDED	\$ 477,061.00

## **Harbor Foundation - CHDO Housing**

RESPONSIBLE AGENCY: Harbor Foundation

ACTIVITY LOCATION:

AREA SERVED: City Wide

CITATION: 92.205      GOALS: 1 Unit Sold      ACCOMPLISHMENTS: 0 Units Sold

GOALS: Harbor Foundation received their first appropriation through a plan amendment in May 2002 for construction of one single-family home.

ACCOMPLISHMENTS: This project was 40 percent complete as of June 30, 2004. There were several delays that could not be resolved. The City cancelled the project and requested that the \$33,922 of expended funds be returned to the Community Development Division. The return of funds was turned over to the City Attorney's Office. The \$66,078 was re-appropriated for another housing project in FY2005-06.

HOME FUNDS APPROPRIATED FROM PRIOR YEARS	\$ 84,488.00
HOME FUNDS EXPENDED THIS PERIOD	\$ 18,410.00
HOME UNEXPENDED FUNDS RE-APPROPRIATED IN 2005-06	\$ 66,078.00

## Housing Rehabilitation

HOME ACTIVITY: Housing Rehabilitation/Reconstruction – Single-family

RESPONSIBLE AGENCY: City of Wilmington

ACTIVITY LOCATION: 305 Chestnut Street, Wilmington, NC 28401

CITATION: 570.201 (n)

GOAL: 10 Units

ACCOMPLISHMENTS: 3 Units

ACTIVITY DESCRIPTION: Housing rehabilitation loans to assist low- and moderate-income owner occupants with rehabilitation work necessary to bring their homes into compliance with minimum standards. If reconstruction is necessary, demolition will be provided through a (grant). The goal is to rehabilitate a total of 20 homes in 2004-05 (see CDBG: Housing Rehabilitation/Reconstruction). The program includes temporary relocation costs.

ACCOMPLISHMENTS: City staff completed three rehabilitation loans during the program year and have three still in the rehabilitation process. The three families consisted of 12 people, 10 of whom were African American, and two were Caucasian; two were extremely low income; and 10 were low income; one was a female head of household; and one family member was disabled. There were five Relocation Grants funded by HOME. Two projects are still in progress.

**Table 20 – Housing Rehabilitation – HOME  
Accomplishments 2004-05**

Address	HOME \$ Spent During 2004-05	Relocation Grants 2004-05	Demolition *Grants 2004-05	**Total Cost Rehabilitation as of 6/30/05	Status
616 S. 6 <sup>th</sup> Street	\$ 17,023.45	\$ 944.91	\$ .00	\$ 62,021.38	Completed
1509 S. 4 <sup>th</sup> Street	43,808.31	6,540.00	.00	70,309.63	Completed
225 Greenville Ave.	51,648.00	8,825.96	.00	63,561.96	Completed
415 S. 17th Street	22,068.50	3,288.00	.00	43,356.56	In Progress
118 N. 7th Street	1,488.59	.00	.00	1,488.59	In Progress
1603 Grace Street	40,788.00	3,730.41	.00	85,383.02	In Progress
<b>TOTAL : 6 UNITS</b>	<b>\$ 177,360.85</b>	<b>\$ 27,295.48</b>	<b>\$ .00</b>	<b>\$ *312,021.14</b>	<b>3 Units Completed</b>

\*Includes Lead-Base Paint Hazard Control or Historic Preservation Grants.

HOME FUNDS APPROPRIATED 2004-05	\$ .00
HOME FUNDS AVAILABLE FROM PRIOR YEARS	\$ 338,637.48
HOME FUNDS EXPENDED THIS PERIOD	\$ 204,656.33
HOME UNEXPENDED FUNDS AVAILABLE	\$ 133,981.15

## **Wilmington Housing Authority Down Payment Assistance**

HOME ACTIVITY: Down Payment Assistance

RESPONSIBLE AGENCY: Wilmington Housing Authority

ACTIVITY LOCATION: Jervay Development

AREA COVERED: Jervay Neighborhood

CITATION: 92.205 (a)                      GOALS: 11 Households    ACCOMPLISHMENTS: 0 Households

ACTIVITY DESCRIPTION: To goal in FY2003-04 was to provide down payment assistance for five households to purchase homes in the Jervay Hope VI development. Four families were served through that program. The goal in 2004-05 was to provide down payment assistance for 10 additional families.

ACCOMPLISHMENTS: No down payment assistance was provided in FY 2004-05. Due to several unforeseeable delays in the HUD approval process, as well as construction delays, the WHA was unable to meet their goal of providing down payment assistance to 11 families. An extension, however, was granted by the City in order to accommodate the fifth family.

HOME FUNDS APPROPRIATED 2004-05	\$ 182,000.00
HOME FUNDS AVAILABLE FROM PRIOR YEARS	\$ 15,000.00
HOME FUNDS EXPENDED THIS PERIOD	\$ .00
HOME UNEXPENDED FUNDS AVAILABLE	\$ 182,000.00
OTHER FUNDS EXPENDED THIS PERIOD	N/A
N/A – Information Not Available	



## Wilmington Housing Finance & Development Non-Profit Affordable Housing

HOME ACTIVITY: Housing Construction

RESPONSIBLE AGENCY: WILMINGTON HOUSING AND FINANCE DEVELOPMENT, INC.

ACTIVITY LOCATION:

AREA COVERED: Community Wide

CITATION: 92.207      GOAL: 4 Units Constructed/6 Sold      ACCOMPLISHMENTS: 3/10

ACTIVITY DESCRIPTION: The goal for previous fiscal years was for WHFD to construct and sell four new homes, plus sell two that were constructed in previous years. Some of the HOME funds were to be used for down payment assistance.

ACCOMPLISHMENTS: WHFD completed the construction of three houses, sold those three, and sold an additional seven houses with down payment assistance. The 10 families WHFD assisted included 27 individuals, 24 of whom were African American, and three were Caucasian; seven were very low income, and 20 were low income; four were female heads of households with four minor children. One family member was elderly, and two were disabled. Two additional homes are under contract with new homeowners and are under construction.

In addition, WHFD provided one-on-one, pre-purchase counseling to 42 individuals, 16 of whom purchased a home. All 16 were less than moderate income, and nine are included in the above report.

### TABLE 21 – WHFD Accomplishments 2004-05

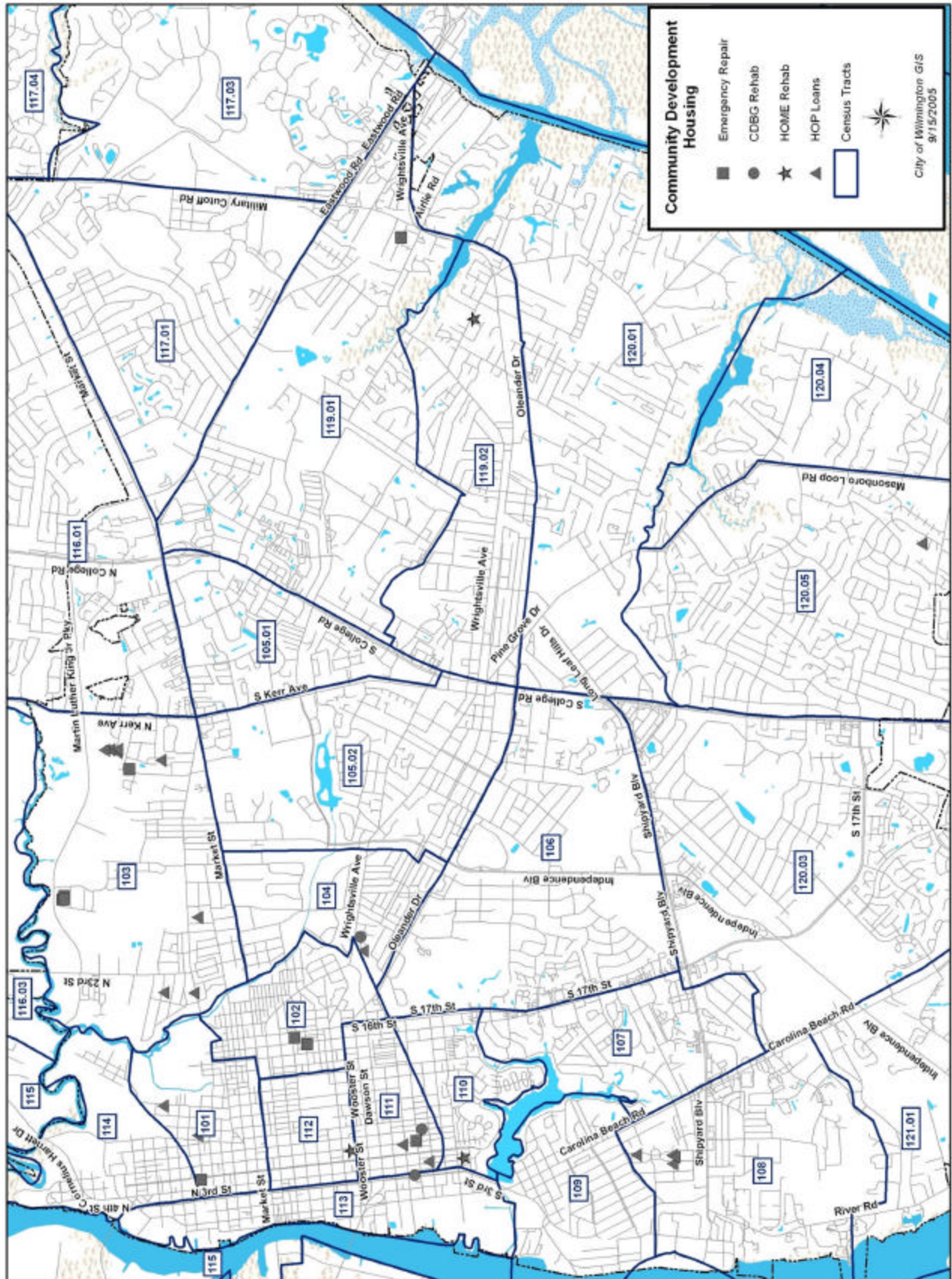
ADDRESS	HOME \$ EXPENDED IN 2004-05	GENERAL FUNDS EXPENDED*	OTHER FUNDS EXPENDED	STATUS
511 Swan Street	\$ .00	\$ .00	\$ 16,980.00	Sold
1408 Stanley Street	15,000.00	26,397.00	.00	Sold
1010 N. Eighth Street	.00	.00	.00	Sold
920 S. Sixth Street	.00	.00	.00	Sold
402 Silo Court	.00	.00	19,700.00	Sold
410 Silo Court	.00	.00	20,000.00	Sold
229 North Carolina Avenue	.00	.00	19,580.00	Sold
1809 Oak Avenue	.00	.00	19,384.00	Sold
106 Shearin Hills Drive	.00	.00	19,219.00	Sold
101 Mishoe Road	.00	.00	7,500.00	Sold
612 12 <sup>th</sup> Street	5,220.00	27,856.50	.00	Under Contract
215 S. 14th Street	.00	.00	.00	Under Contract
<b>CONSTRUCTED 3 UNITS</b>	<b>\$ 20,220.00</b>	<b>\$ 54,253.50</b>	<b>\$ 122,363.00</b>	<b>SOLD 10 UNITS</b>

HOME FUNDS AVAILABLE FROM PRIOR YEARS	\$ 144,823.50
HOME FUNDS EXPENDED THIS PERIOD	\$ 20,220.00
HOME UNEXPENDED FUNDS AVAILABLE	\$ 124,603.50
GENERAL FUNDS EXPENDED THIS PERIOD	\$ 53,492.50
OTHER FUNDS EXPENDED THIS PERIOD	\$ 176,616.50

## **SECTION XI**

### **MAPS**

- MAP #1 CDBG/HOME: EMERGENCY REPAIR GRANTS; HOUSING REHABILITATION;  
AND HOME OWNERSHIP POOL (HOP)
- MAP #2 NONPROFIT HOUSING: A.M.E. ZION CDC; CAPE FEAR REGIONAL CDC;  
WHFD; WILMINGTON HOUSING FINANCE AND DEVELOPMENT; HABITAT  
FOR HUMANITY; AND FIRST FRUIT







## **SECTION XII**

### **FINANCIAL SUMMARIES**

Financial Summary Grantee Performance Report - HUD-4949.3

CDBG Financial Summary Worksheet

HOME Program Income

HOME Match Report



# Financial Summary Grantee Performance Report Community Development Block Grant Program

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development

Dun & Bradstreet #072007875

OMB Approval No. 2506-0077 (Exp.3/31/94)

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1. Name of Grantee		2. Grant Number		3. Reporting Period	
City of Wilmington		B-04-MC-37-0010		From 7/1/04 To 6/30/05	
<b>Part I: Summary of CDBG Resources</b>					
1. Unexpended CDBG funds at end of previous reporting period (Balance from prior program years)					1,536,970.75
2. Entitlement Grant from form HUD-7082					1,059,000.00
3. Surplus Urban Renewal Funds					
4. Section 108 Guaranteed Loan Funds (Principal Amount)					
5. Program Income received by:		Grantee (Column A)	Subrecipient (Column B)		
a. Revolving Funds	407,670.78				
b. Other (identify below. If more space is needed, use an attachment)					
Non-Revolving Loan Payments	9,576.81				
c. Total Program Income (Sum of columns a and b)					
6. Prior Period Adjustments (if column is a negative amount, enclose in brackets)					
7. Total CDBG Funds available for use during this reporting period (sum of lines 1 through 6)					3,013,218.34
<b>Part II: Summary of CDBG Expenditures</b>					
8. Total expenditures reported on Activity Summary					1,427,195.30
9. Total expended for Planning & Administration			250,794.99		
10. Amount subject to Low/Mod Benefit Calculation (line 8 minus line 9)			1,176,400.31		
11. CDBG funds used for Section 108 principal & interest payments					
12. Total expenditures (line 8 plus line 11)					1,427,195.30
13. Unexpended balance (line 7 minus line 12)					1,586,023.04
<b>Part III: Low/Mod Benefit This Reporting Period</b>					
14. Total Low/Mod credit for multi-unit housing expenditures					
15. Total from all other activities qualifying as low/mod expenditures					1,176,400.31
16. Total (line 14 plus line 15)					1,176,400.31
17. Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)					100%

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form HUD-4949.3 (06/24/93)  
ref Handbook 6510.2

<b>Part IV: Low/Mod Benefit for Multi-Year Certifications</b> (Complete only if certification period includes prior years)				
Program years (PY) covered in certification PY _____ PY _____ PY _____				
18.	Cumulative net expenditures subject to program benefit calculation			
19.	Cumulative expenditures benefiting low/mod persons			
20.	Percent benefit to low/mod persons (line 19 divided by line 18)			
<b>Part V: For Public Services (PS) Activities Only: Public Service Cap Calculation</b>				
21.	Total PS expenditures			205,907.91
22.	Total PS unliquidated obligations			16,965.23
23.	Sum of line 21 and line 22			228,873.14
24.	Total PS unliquidated obligations reported at the end of the previous reporting period			11,945.45
25.	Net obligations for public services (line 23 minus line 24)			216,927.69
26.	Amount of Program Income received in the preceding program year			530,127.25
27.	Entitlement Grant Amount (from line 2)			1,059,000.00
28.	Sum of line 26 and line 27			1,589,127.25
29.	Percent funds obligated for Public Service Activities (line 25 divided by line 28)			13%
<b>Part VI: Planning and Program Administration Cap Calculation</b>				
30.	Amount subject to planning and administrative cap (grant amount from line 2 plus line 5c)			1,476,247.59
31.	Amount expended for Planning & Administration (from line 9 above)			250,794.99
32.	Percent funds expended (line 31 divided by line 30)			16%

**Instructions**

**Name of Grantee:** Enter the grantee's name as shown on the approved Grant Agreement (form HUD-7082) for the most recently completed program year.

**Grant Number:** Enter the grant number assigned by HUD to the Community Development Block Grant for the most recently completed program year.

**Period Covered:** Enter the beginning date and ending date for the most recently completed program year.



**CDBG FINANCIAL SUMMARY INFORMATION  
FY 2004-05**

a.	Program Income (line 5a)		
1	Economic development		\$ 5,600.00
	Rehab loan fund		\$ 402,070.78
	Total		\$ 407,670.78
2	There were no float loans for which repayments were received during the reporting period		
3	Other loan repayments by category (line 5b)		
	Non-revolving loan payments		\$ 9,576.81
	Return of Funds		
	Total		\$ 9,576.81
b.	There were no float-funded activities outstanding at the end of the reporting period		
c.	Rehabilitation loans		
	<u>Number of loans</u>	<u>Principle Balance at</u>	
	203	<u>6/30/05</u>	\$ 3,823,739.01
d.	Economic development loans		
	<u>Number of loans</u>	<u>Principle Balance on</u>	
	2	<u>6/30/05</u>	\$ 49,513.54
e.	Home Ownership Loans		
	<u>Number of loans</u>	<u>Principle Balance on</u>	
	64	<u>6/30/05</u>	\$ 1,557,503.15
f.	There was one loan for which the balance was written off during the period		
	012-EW	\$	7,807.83
		\$	7,807.83
g.	UNEXPENDED BALANCE SHOWN ON CAPER		
	(line 13 HUD 4949.3 dated 6/24/93)		\$1,586,023.04
	Total		\$1,586,023.04
	Add : LOC Balance(s)		\$1,076,553.39
	Cash on Hand		
	Grantee program acct		
	Sub-recipients' program acct		
	Revolving fund cash balances-rehab	\$	656,376.63
	Revolving ED cash balance	\$	128,355.61
	Subtract:		
	Grantee CDBG program liabilities		
	(Include any reimbursements due to the grantee from program funds)		\$ (264,267.59)
	Total reconciling balance		\$1,597,018.04
	Un-reconciled difference (same difference as In previous year)	\$	10,995.00

## HOME PROGRAM INCOME 2004-2005

City of Wilmington DUNS 072007845

Program Income through 6/30/05	916,388.08
Less Program Income Expenditures through 6/30/05	<u>(752,251.74)</u>
Program Income Balance 7/1/05	164,136.34

Program Income Generated 2004-2005	<u>86,212.11</u>
Available Program Income 2004-2005	250,348.45

Less Program Income Expenditures 2004-2005	<u>48,000.00</u>
Balance of Program Income on Hand 6/30/05	<u><u>202,348.45</u></u>

### USE OF PROGRAM INCOME

ARC Acquisition	<u>48,000.00</u>
	<u><u>48,000.00</u></u>

## **HOME MATCH REPORT**

City of Wilmington DUNS 072007845

**Total HOME Match Credit  
FY 2004-2005**

Total Maintenance Grant Match Expenditures	\$ 13,278.00
Total Lead-Based Grant Match Expenditures	\$ 99,855.18
Total Historic Grant Match Expenditures	\$ 13,889.00
Yield Foregone on HOP Loans	\$118,015.46
Interest Foregone on Loan to CDC	\$ 6,913.83
Total Match Credit FY 04-05	\$251,951.47

All FY 2004-2005 expenditures were from the General Fund

1. Excess Match From Prior Federal Fiscal Year	\$441,142.57
2. Match Contributed During Current Federal Fiscal Year	\$251,951.47
3. Total Match Available for Current Federal Fiscal Year	\$693,094.04
4. Match Liability for Current Federal Fiscal Year	\$ 47,220.85
5. Excess Match Carried Over to Next Federal Fiscal Year	\$645,873.19



## **SECTION XIII CERTIFICATIONS**

### **I. General Certifications**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

#### **Affirmatively Further Fair Housing**

The City will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis and maintain records reflecting that analysis and actions in this regard.

#### **A. Anti-Displacement and Relocation Plan**

The City will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

#### **B. Drug Free Workplace**

The City will or will continue to provide a drug-free workplace by:

- 1) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- 2) Establishing an ongoing drug-free awareness program to inform employees about:
  - a) The dangers of drug abuse in the workplace;
  - b) The grantee's policy of maintaining a drug-free workplace;
  - c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- 3) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
- 4) Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:
  - a) Abide by the terms of the statement; and
  - b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

- 5) Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
- 6) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
  - a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- 7) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

### **C. Anti-Lobbying**

To the best of the City's knowledge and belief:

- 1) No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- 2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, The City will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- 3) The City will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

### **D. Authority of Jurisdiction**

The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

### **E. Consistency with Plan**

The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

### **F. Section 3**

The City will comply with Section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

\_\_\_\_\_  
Signature/Authorized Official

Title: \_\_\_\_\_ City Manager \_\_\_\_\_

Date: \_\_\_\_\_

## **II. Specific CDBG Certifications**

The Entitlement Community certifies that:

### **A. Citizen Participation**

The City is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

### **B. Community Development Plan**

The City's consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

### **C. Following a Plan**

The City is following a current consolidated plan that has been approved by HUD.

### **D. Use of Funds**

The City has complied with the following criteria:

#### **1. Maximum Feasible Priority**

With respect to activities expected to be assisted with CDBG funds, the City certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities, which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;

## 2. Overall Benefit

The aggregate use of CDBG funds including Section 108 guaranteed loans during program year(s) 2005, 2006 and 2007 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

## 3. Special Assessments

The City will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The City will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

### **E. Excessive Force**

The City has adopted and is enforcing:

- 1) A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
- 2) A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstrations within its jurisdiction;

### **F. Compliance with Anti-discrimination laws**

The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

### **G. Lead-Based Paint**

The City's notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;



## **H. Compliance with Laws**

The City will comply with applicable laws.

\_\_\_\_\_  
Signature/Authorized Official

Title: \_\_\_\_\_ City Manager \_\_\_\_\_

Date: \_\_\_\_\_

## **III. Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

### **A. Eligible Activities and Costs**

The City is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §92.205 through 92.209; and it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

### **B. Appropriate Financial Assistance**

Before committing any funds to a project, the City will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

\_\_\_\_\_  
Signature/Authorized Official

Title: \_\_\_\_\_ City Manager \_\_\_\_\_

Date: \_\_\_\_\_

## **IV. Appendix to Certifications**

Instructions concerning lobbying and drug-free workplace requirements:

### **A. Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

### **B. Drug-Free Workplace Certification**

- 1) By signing and submitting this application or grant agreement, the grantee is providing the certification.
- 2) The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

- 3) Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
- 4) Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
- 5) If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
- 6) The grantee may insert, in the space provided below, the site for the performance of work done in connection with the specific grant:

City of Wilmington  
305 Chestnut Street  
Wilmington, North Carolina 28402

Check ☐ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR Part 24, Subpart F.

- 7) Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention are called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) all "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of sub-recipients or subcontractors in covered workplaces).


## SECTION XIV

### Summary of Citizen Comments and Citizen Participation Activities

#### A. Evidence of Public Notice

The draft report was made available for citizen comments September 8-23, 2005, and a notice was published in the *Wilmington Star News*, the *Wilmington Journal* and the *Mundo Latino News* (affidavits of publication available), and on the City's Government Cable Channel 8 and the City's web site. Press releases were sent to local media and to community organizations and sub-recipients. The following is a sample of an ad from two of the above local newspapers.

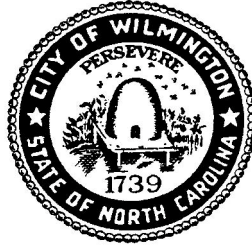
Mundo Latino:



**La Ciudad de Wilmington**  
*Anuncia la*  
**Disponibilidad para el  
Comentario Público**  
*del*  
**REPORTE ANUAL 2004-05  
DESEMPEÑO CONSOLIDADO**  
*en la Ciudad*  
**Para el Desarrollo Comunitario y el Programa  
de Hogar e Incentivos**  
**Jueves 8 de septiembre, 2005**  
*al*  
**Viernes 23 de septiembre, 2005**  
*en la*  
**Oficina de Desarrollo Comunitario  
305 Chestnut Street, Segundo Piso  
Wilmington, NC**

*Para información adicional, por favor contacte a:*  
**Emilie Swearingen**  
**Community Development Planner**  
**Community Service Department**  
**al (910) 341-7836 ó TDD # (910) 341-7873**

La Ciudad de Wilmington no discrimina en base a raza, sexo, color, origen nacional, religión o incapacidad en sus oportunidades de empleo, programas o actividades. Todos las peticiones para ayudas y servicios auxiliares apropiados, que se necesite ofrecer a una persona con incapacidad para que disfrute de los beneficios de los servicios de la ciudad, programas o actividades deben ser hechos con un tiempo razonable antes de la actividad.



The City of Wilmington

*Announces the*  
Availability for Public Comment

*Of the City's*

2004-05 CONSOLIDATED ANNUAL PERFORMANCE REPORT On Community  
Development Block Grant & HOME Programs

Thursday, September 8, 2005

To Friday, September 23, 2005

*At the City's*

Community Development Division Office 305 Chestnut Street Wilmington, NC Second  
Floor

*For additional information, please contact:*

Emilie Swearingen, Community Development Planner Community Services Department At (910) 341-7836 Or TDD #  
(910) 341-7873

The City of Wilmington does not discriminate on the basis of race, sex, color, national origin, religion or disability in its employment opportunities, programs or activities. All requests for appropriate auxiliary aids and services, when necessary to offer a person with a disability the opportunity to participate in or enjoy the benefits of City services, programs or activities must be made within a reasonable time prior to the activity.

## **B. CITIZEN PARTICIPATION INFORMATION**

Community Development staff provided several opportunities for community outreach, especially for housing programs available through CDBG and HOME. The following are activities which staff organized or were involved during 2004-05.

### **1. Community Activities and Meetings Attended by Staff**

- a. Code Enforcement and Community Development staff attended the following neighborhood meetings occasionally, to assist with code enforcement issues and discuss homeownership:
  - Bottom Neighborhood Association
  - Creekwood North Monthly Meeting
  - Downtown Neighborhood Watch
  - NorthSide Neighborhood Association
  - Residents of Old Wilmington Neighborhood Group
  - Longleaf Park Neighborhood Association
- b. The Community Development (CD) or Code Enforcement staff regularly attend meetings and activities for the following groups:
  - Urban Properties
  - Tri-County Homeless Interagency Council
  - Safe Communities – General Meetings
  - CARE-net – Homeless Management Information System Committee
  - Wilmington Affordable Housing Coalition
  - United Way Investment Cabinet
  - United Way Strategic Planning
  - NorthSide Community Committees
  - Brooklyn Arts Center at St. Andrews Board
  - FEMA Board
  - Citywide Neighborhood Network
  - University Community Relations Task Force
  - Cape Fear Regional Association of Realtors
  - Homebuilders Association
  - Housing and Economic Opportunity Board
  - YWCA Board
  - DARE Loan Committee
- c. August 21; Black Expo; CD staff manned a CD information booth
- d. September 25; Wilmington Housing Authority Resident Appreciation Day, staff manned a CD information booth
- e. September; Wilmington Police Department, Homeownership presentation, 11 attendees
- f. October 9; Community Hope Day, staff manned a CD information booth
- g. October 22; City Council Tour of Community Development projects
- h. October; Homeownership presentation, Century 21, Sweyer & Associates, five realtors attending
- i. November 15; NHC Senior Center; Community Development presentation, 13 attendees

- j. November 15; Good Shepherd Day Shelter, Community Development, in cooperation with several nonprofit housing developers, gave homeless individuals information on what they needed to do to play for homeownership, 25 attendees
- k. November; New Beginnings Church, Homeownership presentation
- l. December 9; CDBG/HOME Open House at the Community Development Office, to provide the community with an all-day opportunity to discuss the Annual Action Plan; approximately 20 people attended.
- m. February 15; Homeownership presentation, Halyburton Center, 23 attendees
- n. March 10; Wilmington Police Department, Homeownership presentation, 10 attendees
- o. March 19; New Beginnings Church, Homeownership presentation
- p. March 28; AME Zion Board of Directors, Homeownership Program presentation
- q. March 30; Community Development Week, New Homeowner Ribbon Cutting, Sunset South
- r. April 5: Public Hearing on the 2004-05 Annual Action Plan; held in Council Chambers and aired on GTV-8 (public television); CD staff participated.
- s. May 12; Brock & Associates, Homeownership Program presentation, 12 realtors attending
- t. May 17: Public Hearing on the 2004-05 City Budget; held in Council Chambers and aired on GTV-8 (public television); CD staff participated.
- u. June 6; AME Zion Board of Directors, Homeownership Program presentation
- v. June 16; Mt. Zion AME Church, Homeownership Program presentation, 19 attendees
- w. June 17; Seaside Mortgage Corporation, Homeownership Program presentation

## **2. Technical Assistance**

- a. July 2004 - June 2005; Homebuyer Education Classes held each month for a total of 92 attendees; CD Housing staff presenting
- b. November 9; "Funding Nonprofits in the Wilmington Area"; CD staff coordinated and conducted the training on the City's funding application and performance measures; approximately 100 people attended, representing 76 agencies.
- c. Arranged (through HUD) for Affordable Housing Group to provide technical assistance to Wilmington's Community Development Housing Organizations (CHDO's). This will begin in the fall of 2005.

## **3. Certification of Consistency with Consolidated Plan**

The City of Wilmington provided letters of support or Certification of Consistency with the City's Consolidated Plan during 2004-05 to HUD or the State for the following grant or loan applications: HUD, Continuum of Care, Supportive Housing Program, for the following:

- Cape Fear Housing for Independent Living
- Good Shepherd Ministries - Ashley Center and Fourth Quarter Transitional Housing

- VOA - Willow Pond Transitional Housing Program
- First Fruit Ministries - Wilmington Dream Center
- Coastal Horizons - Horizons Housing

HUD, Emergency Shelter Grants, for the following:

- Wilmington Interfaith Hospitality Network
- Mercy House Homeless Shelter
- First Fruit Ministries
- Good Shepherd Ministries

WHA - Hopewood Apartments - HUD, Continuum of Care, Shelter Plus Care

DREAMS of Wilmington – National Endowment for the Arts

Amigos Internacional - Z. Smith Reynolds Foundation

Good Shepherd Ministries of Wilmington – Transitional Living (Fourth Quarter and Ashley Center)

VOA – Willow Pond – Transitional Housing

Consumer Credit Counseling of Fayetteville

Wilmington Housing Finance & Development – Super NOFA Housing Counseling

Wilmington Housing Authority - ROSS - Homeownership Supportive Services

Wilmington Housing Authority - Resident Services Delivery Models - Family

Wilmington Housing Authority - Public Housing Neighborhood Networks

Wilmington Housing Authority - Family Self-Sufficiency

Wilmington Housing Authority - Housing Choice Voucher FSS Program Coordinators

Wilmington Housing Authority – Five Year and Annual PHA Plan

Wilmington Housing Authority – HOPE VI-Taylor Holmes

### **C. Summary of Comments**

No comments were received concerning the Consolidated Annual Performance and Evaluation Report for 2004-05.

#### **D. GTV-8 Ads**

Information was made available to citizens on housing loan and grant programs through flyers and ads on GTV-Channel 8. These ads are available in English and Spanish

**La Ciudad de Wilmington  
*Anuncia la*  
Disponibilidad para el  
Comentario Público del  
Reporte Anual 2004-05  
Desempeño Consolidado  
en la Ciudad Para el Desarrollo  
Comunitario y el Programa  
de Hogar e Incentivos**

**Jueves 8 de septiembre, 2005  
*al*  
Viernes 23 de septiembre, 2005  
*en la*  
Oficina de Desarrollo Comunitario  
305 Chesnut Street  
Segundo Piso  
Wilmington, NC**

***Para información adicional,  
por favor contacte a:*  
Emilie Swearingen,  
Planificadora Asociada del  
Desarrollo Comunitario,  
al 341-7836  
ó TDD # 341-7873**



## SECTION XV

### NORTHSIDE REVITALIZATION STRATEGY AREA ACTION STEPS<sup>1</sup>

#### **Community Services Department**

#### **Year Two Responsibilities FY 2004-2005 - Economic Development**

##### Objective 1.0 – Grocery Store

- 1.3 Hire an economic development person to improve the recruitment and retention of business to the NorthSide and the City overall.

**A full-time Community Lending Liaison has been hired and works in conjunction with the Community Services Department and the Economic Development office.**

- 1.5 Create a current parcel list of properties to be condemned and cleared in the NorthSide from the Abandoned Structures list in the Community Services Department.

**The list of properties to be condemned and cleared is being currently being compiled; staff anticipates it should be completed by September 2005.**

- 1.8 Provide guidelines for accessing Community Development Block Grant monies and educate public on how to qualify and apply.

**The Community Development staff conducts an annual workshop in November open to all agencies interested in obtaining CDBG funding. Now that the NorthSide Neighborhood Association is a 501(c)3, it will be able to apply for these funds.**

#### **Community Services Department**

#### **Year Two Responsibilities FY 2004-2005 - Attractive Community**

##### Objective 1.0 – Reduce Code Violations

- 1.2 Provide sufficient staff resources to enforce the City's Code of Ordinances.

**Code Enforcement staff continues to respond to complaints throughout the NorthSide. In addition, two new Code Enforcement positions have been approved for fiscal year 2005-2006, which will allow for increased coverage in the NorthSide and other areas.**

#### **Community Services Department**

#### **Year Two Responsibilities FY 2004-2005 - Community Facilities Program**

##### Objective 1.0 – Resource Facility

- 1.6 Determine if Community Development Block Grants can be utilized for the Resource Center and subsequently apply for grants.

---

<sup>1</sup> Draft report compiled by the City of Wilmington, Department of Development Services, July 2005

**CDBG funds may be used to construct or renovate public facilities that serve low and moderate income areas or citizens. In addition, the Northside Community has been designated a Neighborhood Revitalization Strategy Area (NRSA) by HUD. Now that the NSNA has 501(C) 3 status, the group is eligible to apply for CDBG grant funds.**

#### **Objective 3.0 – Education**

**3.3 Link existing programs and services by forming a Resource Team consisting of the city and other agencies to collaborate on advertising and communicating existing programs to the public.**

**While a formalized team has not been created, City staff and staff from other agencies are available at the NorthSide Resource Center on a regular basis. The Community Development Division provides housing and Code Enforcement staff at the Center for a minimum of 12 hours each week. In addition to staff, printed information on CDBG and HOME housing activities and Code Enforcement is available at the Resource Center.**

**3.5 Create a NorthSide map that shows all of the resource, service and program locations and what each place offers.**

**Although a map has not been created yet, the NorthSide Resource Center serves as a central location for the placement of information regarding the various resources, services, and programs available.**

### **Year One Follow-up**

#### **Community Services Department** **One-Year Follow-up - Crime Prevention**

#### **Objective 1.0 – Collaboration**

**1.3 Produce a Municipal Service Guide.**

**The City's Public Information Office has gathered the materials necessary for a municipal service guide and plans to have the document completed by the end of the fiscal year.**

#### **Objective 2.0 – Prevention**

**2.9 Repair or condemn various structures.**

**Action on the following properties identified for repair or demolition in Year One were continued into Year Two:**

- **914 N. 5<sup>th</sup> Ave. – A condemnation/demolition order will be presented to City Council in August.**
- **Dudley School – It was determined not to be feasible to save the Dudley School building. Demolition was approved by the City Council in early 2005 and a demolition contract was approved in June 2005.**
- **714 Campbell Street – Property has been demolished.**
- **1020 N. 6<sup>th</sup> St. – This property was presented to City Council for approval of a condemnation/demolition order. The owner continues making improvements to this property; repairs appear to be approximately 80% complete.**

- **515 N. 7<sup>th</sup> St. – This property was presented to City Council for approval of condemnation/demolition order. Property owner continues to rehabilitate the dwelling. The property is now enclosed and rehabilitation is approximately 50% completed.**

**Community Services Department**  
**One-Year Follow-up - Attractive Community**

**Objective 1.0 – Reduce Code Violations**

1.1 Aggressively enforce public nuisance, minimum housing, and junk vehicle laws.

**Code Enforcement regularly responds to complaints and conducts periodic sweeps of the area to determine new violations.**

**The 2002 base year identified the following specific violations with a goal to reduce by agreed upon percentages within five years (2008). Of the actual violations that were identified and tracked the following results have been accomplished:**

	<b><u>2002 Benchmark</u></b>	<b><u>2004-05 Actual</u></b>
<b>Public Nuisances:</b>	<b>161 violations</b>	<b>178 violations = 10% increase</b>
<b>Minimum Housing</b>	<b>89 violations</b>	<b>53 violations = 40% reduction</b>
<b>Junk Vehicles</b>	<b>69 violations</b>	<b>20 violations = 71% reduction</b>

**Objective 2.0 – Decrease Litter**

2.1 Establish spring and fall clean up weekends prior to the Azalea Festival and Riverfest as needed.

**The Office of Neighborhoods was eliminated in the 2004-05 budget and was not included in the 2005-2006 budget. It may be considered again in the 2006-2007 budget. Due to elimination of this position, staff is limited to sweeps for code violations downtown prior to the Azalea Festival in the spring.**

**Objective 3.0 – Revitalization**

3.6 Create an annual façade grant program (CDBG) for commercial buildings in the City.

**This effort has suffered due to the loss of the Office of Neighborhoods. An official program was not included in the 2004-2005 budget and was not considered in the 2005-2006 budget; however, staff plans to work with the youth volunteer repair program again in 2005 to assist with necessary repairs for elderly homeowners.**

3.8 Conduct educational seminars about rehabilitation strategies, including historic preservation, tax credits, and soft second mortgages for residential and commercial property owners.

**Community Development staff has started a series of workshops addressing these issues. Homebuyer education courses are offered the third Friday of each month. The first rehabilitation workshop was held in June 2005 and additional workshops will be scheduled regularly and will utilize City staff and non-profit organizations.**

**Objective 4.0 – Streetscape Enhancement**

4.8 Display appropriate amount of Christmas lights along N. 4<sup>th</sup> Street during the Christmas holiday season.

**Community Services Department**  
**One-Year Follow-up - Community Facilities and Programs**

Objective 1.0 – Resource Facility

1.7 Become certified with “Weed and Seed” grant program for potential grant funds.

**The new police chief determined that the Model Blocks program was a better fit and this program is being implemented.**

Objective 2.0 – Existing Facilities

2.4 Determine if unused, undeveloped areas around Johnson Elementary and DC Virgo Middle Schools can be used for recreation activity.

**This issue has been referred to the Safe Communities Action Group, an advisory group consisting of representatives from multiple agencies who serve youth, including New Hanover County schools. The group will consider this request within the overall context of community-wide youth programming.**

Objective 3.0 – Education

3.2 Use Government TV and local media to advertise existing programs and existing facility locations.

**Rehabilitation and Code Enforcement programs have been developed and run regularly on G-TV. A program for homeownership is currently under development and is scheduled for completion in July 2005.**

**Development Services Department**  
**Year Two Responsibilities FY 2004-2005 - Economic Development**

Objective 1.1 – Grocery Store

1.1 Coordinate development of a NorthSide marketing plan.

1.1.1 Provide basic demographic information one to three years out.

1.1.1 Provide existing and projected traffic count information.

1.1.2 Provide information on all current road improvements and projected road improvements.

1.1.3 Provide information on all new development and projected development in the next 5-10 years.

1.1.4 Provide a list of available inventory of land and buildings. Determine through the City of Wilmington Zoning Ordinance which uses could go on specific locations.

1.1.7 Provide a background of the NorthSide project (why it started, what it is and what it has done).

**These individual steps have been completed and the information forwarded to the CWED office for incorporation into the marketing plan. (Make sure this is all true before this report gets published.)**

1.2 Provide staff resources to assist with the NorthSide project and coordinate support for the plan on items such as the marketing plan, Neighborhood Association, and documentation of efforts to implement the plan.

**Development Services staff provides ongoing support for plan items, including providing the necessary information for the marketing plan, attending NSNA meetings regularly, and publishing an annual progress report on the status of the plan. Annual progress reports will continue to be published in the future to track the progress of the plan.**

**Development Services Department**  
**Year Two Responsibilities FY 2004-2005 - Crime Prevention**

Objective 2.0 - Prevention

2.2 Add brighter street lighting at: N. 5th Avenue east of Railroad tracks to Nixon Street and N. 7th Street between Red Cross and Hanover Streets.

**A lighting level analysis is underway to determine if new lights need to be installed or if trimming the trees would solve the problem. Appropriate action will be taken according to the results of the analysis.**

**Development Services Department**  
**Year Two Responsibilities FY 2004-2005 - Attractive Community**

Objective 3.0 - Revitalization

3.1 Conduct a light level analysis to determine if the "cobra" lights along the North 4<sup>th</sup> Street business district can be removed and, if so, remove them.

**A light level analysis has been conducted and it has been determined that, for safety reasons, the cobra head lights will remain.**

3.10 Collaborate with public and private organizations to implement new and support existing revitalization programs like paint-fair (to provide color selection assistance) and repair-fair.

**Staff regularly provides color selection assistance within local historic districts. Staff provided technical assistance to youth volunteers during a repair program in July 2004.**

**Development Services Department**  
**Year Two Responsibilities FY 2004-2005 - Transportation**

Objective 1.1 – Traffic Calming

Provide input to Neighborhood Traffic Studies on areas in need of traffic-calming devices to slow traffic (especially between N. 8<sup>th</sup> and N. 11<sup>th</sup> Streets). Also consider installing pedestrian safety amenities.

**Development Services Department**  
**One-Year Follow-up - Attractive Community**

Objective 3.0 - Revitalization

3.5 Expand National Register and local historic districts.

**The City is in talks with a consultant to evaluate the 800 block of Chestnut Street for local historic district designation. The contract should be completed by the end of Fiscal Year 2004-05.**

3.6 Create an annual façade grant program.

**The façade grant program was not considered in the 2005-06 budget. The creation of a façade grant program will remain on the agenda for a time when it becomes a budget priority.**

3.7 Establish an endangered buildings program.

**The Dudley School was the first building served under this program; after evaluation, it was determined that the building could not be saved and is scheduled for demolition.**

**Staff continues to support the endangered buildings program, and year-two efforts have included:**

- **Providing demolition and repair alternatives for 2 churches;**
- **Acting as a liaison between property owners and the Historic Wilmington Foundation;**
- **Providing assistance with finding locations for endangered properties to be moved.**
- **Efforts at saving endangered buildings have been aided by the 90-day notice requirement for properties within the National Register historic district, which includes much of the NorthSide.**

3.8 Conduct educational seminars about rehab strategies.

**Staff provides on-going support for projects within locally designated historic districts. Additional rehabilitation information will be incorporated into "Preservation Month" activities in 2006.**

3.12 Assist with establishing a historic plaque program for low- to moderate- income families.

**This project was not completed during Year One because of private funding issues. At this time, the project is still unfunded. The research portion of the program was to be completed by public history students at UNCW and at this time, the professor has taken on other projects. The project may need to be re-evaluated for both funding sources and research efforts.**

**Economic Development Office**  
**Year Two Responsibilities FY 2004-2005 - Economic Development**

Objective 1.0 – Grocery Store

1.1 Coordinate development of a NorthSide marketing plan.

1.1.6 Provide a list of existing businesses in the area and credit tenants for the marketing plan.

1.1.9 Assemble all information into a professional presentation and deliver it to target individuals.

1.1.10 Designate key development, investment, and community stakeholders to follow up with interested parties.

1.1.12 Obtain copies of the Vision 2020 video and use as a marketing tool and produce a NorthSide specific marketing video.

- **The information for the marketing package has been compiled by various departments and forwarded to the Economic Development office for inclusion in the marketing plan.**
- **A fundraising committee has been formed in conjunction with the NorthSide Resource Center Board.**
- **The Vision 2020: A Waterfront Downtown video is shown on G-TV and elements of the Vision 2020: A Waterfront Downtown plan are incorporated into presentations by the Economic Development staff. A “Welcome to Wilmington” video, which will include the NorthSide, is in the works.**
- **At this time, a NorthSide specific marketing plan has not been developed, but NorthSide promotional materials are included in marketing packages promoting the City.**

1.4 Compile information from all past efforts dealing with a grocery store and use as a reference point for new efforts.

**Efforts to bring a grocery store to the NorthSide are still underway and will continue into the future. Information regarding past efforts to bring a grocery store to the NorthSide is assembled at the Economic Development office.**

1.6 Compile a list of all financing programs available (loans) and publicize instructions on how to apply and receive them.

**A brochure outlining loans and programs has been developed. It is available at the Economic Development office, the NorthSide Resource Center, on the City’s website, and at various financial and management assistance resources in the area. Additionally, the Economic Development office continuously markets information regarding these opportunities, through community outreach and conventional media relationships.**

1.10 Produce photos and maps of the NorthSide area for use in marketing.

**Photos and maps of the NorthSide are available as needed. They will be incorporated in the NorthSide marketing plan.**

#### Objective 3.0 – Counseling

3.7 Gather "best practices" information from other cities that have provided a similar financial resource in a similar community.

**The City’s Economic Development staff is actively involved with groups such as Partners for Economic Inclusion and the North Carolina Economic Developers Association which facilitates information exchange. In addition, staff maintains a “best practices” dialogue with cities across the state that offer similar programs.**

4.3 Hire a City Economic Development staff person.

**A full-time Economic Development Liaison and a full-time Community Lending Officer are on staff.**

**Economic Development Office**  
**Year One Follow-up FY 2004-2005 - Community Facilities and Programs**

Objective 1.0 – Resource Facility

1.12 Assist in developing a marketing plan for the resource center.

**The City's Economic Development office is in the process of developing a marketing plan, which would include the NorthSide. The resource center has opened far ahead of schedule and a marketing plan specific to the center may be developed in the future.**

**Economic Development Office**  
**Year One Follow-up FY 2004-2005 - Economic Development**

Objective 4.0 – Jobs

4.1 Be part of bringing new business to the NorthSide.

**The Economic Development office has completed a list of commercial properties available in the NorthSide. The list will be updated regularly to reflect changes in the area. These properties will be offered for consideration to businesses interested in locating in the area. The ED office has also developed support programs targeted to small business development and continuously markets these opportunities to existing and potential businesses in the NorthSide.**

4.2 Bring in qualified speakers to provide various information to market the NorthSide.

**The Economic Development office continues to work with groups such as the Small Business Center at Cape Fear Community College and Partners for Economic Inclusion to promote the NorthSide and offer programmatic support to area citizens.**

4.9 Assist in gathering “best practices” information from other cities.

**The City's Economic Development staff is actively involved with groups such as the North Carolina Economic Developers Association and Partners for Economic Inclusion, which facilitate information sharing. In addition, staff maintains a “best practices” dialogue with cities across the state that offer similar programs, such as Fayetteville.**

**Economic Development Office**  
**Year One Follow-up FY 2004-2005 - Attractive Community**

Objective 3.0 – Revitalization

3.9 Re-establish the \$1.2 million revolving loan program.

**The loan program has been reactivated with funding from CDBG and UDAG. Loan applications for various NorthSide projects are currently under consideration.**



**Police Department**  
**Year Two Responsibilities FY 2004-2005 - Economic Development**

Objective 1.0 – Grocery Store

1.1.11 Provide all relevant crime statistics for the NorthSide for the marketing plan. (Action Step 1.1)

**Development Services Department**  
**Year One Follow-up FY 2004-2005 - Crime Prevention**

Objective 2.0 – Prevention

2.1 Establish one additional officer in the NorthSide under the Officer Residency Program.

**The Officer Residency Program was eliminated in 2004 due to budget constraints and was not considered in the 2005-06 budget. There are no plans to revive the program at this time.**

**Public Services Department**  
**Year Two Responsibilities FY 2004-2005 - Transportation**

Action Step #

5.1 Install sidewalks as needed.

**The sidewalk rehabilitation projects in Fiscal Year 2005-06 will concentrate on the NorthSide.**

**Public Services Department**  
**Year Two Responsibilities FY 2004-2005 - Attractive Community**

Action Step #

4.5 Conduct a tree survey and develop an urban reforestation plan.

**Staff has started the discussion process for the implementation of an urban reforestation plan. At this time, no definitive time schedule has been set.**

**WAVE Transit - Independent Entity**  
**Year Two Responsibilities FY 2004-2005 Economic Development**

1.11 Establish a multi-modal transportation hub in close proximity to the NorthSide to increase the means of transportation to and from the area.

*Supported by: Development Services, New Hanover County*

**Transportation**

2.6 Add the N. 4<sup>th</sup> Street area to the free trolley service (specifically around the New Hanover Health Center).

## **NorthSide Activities Impacting Plan Implementation**

### **NorthSide Resource Center**

The NorthSide Resource Center celebrated its grand opening on April 23, 2005, far ahead of the planned Year 10 opening. The Center is currently located in a temporary building on a lot leased from the City at the Corner of 10<sup>th</sup> and Fanning Streets. Already, the Center has been approved for 501(C) 3 status and approved bylaws.

The Center is operating under the umbrella of Cape Fear Resource Centers, Inc. A strategic planning committee for the center has been formed and has taken on many of the responsibilities assigned to the NorthSide Neighborhood Association in the plan. This committee will investigate pertinent issues, such as securing funding and a permanent home for the Center. A professional staff person and interns have been hired to staff the center. In addition, the Community Development Division provides staff to the Center.

The Center is a clearinghouse for information. In time, the services and resources provided by the Center will expand to include classes, health care resources, employment assistance, vocational training, and other services. The Center is working with Coastal Horizons to provide services such as substance abuse treatment and pregnancy testing. The Center is also a valuable space for small community meetings and gatherings.

### **Martin Luther King, Jr. Parkway Project**

The expected completion date is late 2005. The extension will connect Martin Luther King, Jr. Parkway from N. 23<sup>rd</sup> Street to N. 3<sup>rd</sup> Street downtown and is expected to nearly double the average daily number of vehicles traveling on N. 3<sup>rd</sup> Street from 13,000 to 24,000.

### **5<sup>th</sup> Avenue Bridge Project**

The groundbreaking ceremony for the bridge was held on June 27, 2005.

### **Taylor Homes Redevelopment Project**

Taylor Homes was demolished in 2005. The Wilmington Housing Authority plans to rebuild on the site. The new homes will include apartments for elderly housing and single-family homes.

### **Hutaff Alley**

The Community Development Division's Housing and Code Enforcement Sections are working with the property owners on Hutaff Alley to revitalize the affordable housing market in that area. The plan is to rehabilitate three existing dwellings and build new homes on the five remaining lots. Staff will address concerns such as land acquisition, infrastructure, boundaries, titles, design and historic preservation.

### **Love Grove Brownfields Project**

A Phase II Environmental Site Assessment was conducted in 2004 and was submitted to the Environmental Protection Agency in 2005. The purpose of the project is to increase recreation and community programs in the Northside by utilizing existing community facilities for youth, teens, adults and seniors through redevelopment of the Love Grove landfill into a useable public green space that includes reuses such as open space, habitat restoration, parks, gardens, playgrounds and trails for pedestrians and bicycles.

### **1898 Park - African-American Heritage Foundation of Wilmington**

#### **St. Andrews Church**

Reconstruction of the Firehouse was completed in 2003 and is being leased by the City as a police training center. Reconstruction of the Manse will be completed in December 2005. Design studies were completed on the Church in 2004; clearance of debris continued through 2005; and funding for completion of the building should be finalized in late 2005.